NUMBER 21884 RECORDED MARCH 7, 1945 278

STEVE J. JOHNSON, ET UX -TO- SAM G. HUNT, ET UX
EVA E. JOHNSON ELLEN A. HUNT

INSTALLMENT DEED

Book No. 1314

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT HUNDRED AND NO/100 ($3800.00) **DOLLARS**

of which EIGHT HUNDRED AND NO/100 ($800.00) **DOLLARS has been paid in cash by**

SAM G. HUNT AND WIFE, ELLEN A. HUNT **, the receipt of which is hereby acknowledged, and for the remainder**

THREE THOUSAND AND NO/100 ($3000.00) **DOLLARS**
the said SAM G. HUNT AND WIFE, ELLEN A. HUNT HAVE ASSUMED AND HEREBY AGREE TO PAY A LOAN OF

$1200.00 PARTICULARS OF WHICH ARE OF RECORD IN BOOK NO. 829, PAGE 60, R.O.D.C., TENNESSEE,

AND AN UNPAID BALANCE OF $1530.00 IN NOTES PAYABLE TO WILLIAM JORDAN AND WIFE, CORA A.

JORDAN, THE FIRST OF SAID UNPAID NOTES AMOUNTING TO $27.65 WHICH INCLUDES INTEREST AND

FOR THE REMAINDER OF $270.00 THEY HAVE EXECUTED 27 JOINT LIEN NOTES OF EVEN DATE HEREWITH

PAYABLE TO THE ORDER OF STEVE J. JOHNSON AND WIFE, EVA E. JOHNSON, SAID NOTES BEING FOR

THE PRINCIPAL SUM OF $10.00 EACH TO WHICH THE INTEREST HAS BEEN ADDED MAKING THE FIRST NOTE

AMOUNT TO $11.35 WITH EACH NOTE DECREASING 5¢ AND THE LAST NOTE AMOUNTING TO $10.05 WITH

THE FIRST NOTE FALLING DUE ON APRIL 3, 1945 AND ONE ON THE 3RD DAY OF EACH SUCCEEDING MONTH

THEREAFTER UNTIL ALL ARE PAID. THIS SERIES OF 27 NOTES SHALL CONSTITUTE A THIRD LIEN

AGAINST THE PROPERTY HEREIN CONVEYED.

OF MATURITY

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees; and to secure the payment of said notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed WE, STEVE J. JOHNSON AND WIFE, EVA E. JOHNSON,

have this day bargained and sold, and do hereby transfer and convey, unto the said SAM G. HUNT AND WIFE, ELLEN A. HUNT,

THEIR **heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:**

BEING LOTS NOS. 1 AND 2 OF BLOCK NO. 14 ON THE MAP OF SYLVAN PARK, AS OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 1 AND 2 ADJOIN AND TOGETHER FRONT 159.8 FEET ON THE SOUTHERLY SIDE OF UTAH AVENUE, FORMERLY SEVENTH AVENUE, AND RUN BACK SOUTHERLY BETWEEN LINES 160 FEET MORE OR LESS, ON THE WESTERLY SIDE AND 162.8 FEET MORE OF LESS ON THE EASTERLY SIDE TO AN ALLEY AND SHOWS 130.4 FEET ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO STEVE J. JOHNSON AND WIFE, EVA E. JOHNSON BY DEED FROM WILLIAM JORDAN AND WIFE WHICH IS OF RECORD IN BOOK 1235, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said SAM G. HUNT AND WIFE, ELLEN A. HUNT, THEIR **heirs and assigns, forever,** WE **covenant that** WE ARE **lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.**

WE **further covenant and bind** OURSELVES, OUR **heirs and representatives, to warrant and forever defend the title to said real estate to said** SAM G. HUNT AND WIFE ELLEN A. HUNT, THEIR **heirs and assigns, against the lawful claims of all persons.**

And now, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar to US **in hand paid** WE **, the said** SAM G. HUNT AND WIFE ELLEN A. HUNT,

do hereby transfer and convey unto H. J. LOVELACE **, Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.**