NUMBER 22762
RECORDED MARCH 22, 1945

MRS. EMILY E. HUDSON A WIDOW, TO ANNA RUTH HARTMAN

INSTALLMENT DEED

Book No. 1314

FOR AND IN CONSIDERATION of the sum of ($4800.00) FORTY EIGHT HUNDRED AND 00/100 DOLLARS

of which ONE THOUSAND AND 00/100 DOLLARS has been paid in cash by

ANNA RUTH HARTMAN , the receipt of which is hereby acknowledged, and for the remainder

THIRTY EIGHT HUNDRED AND 00/100 ($3800.00) DOLLARS

the said ANNA RUTH HARTMAN HAS THIS DAY EXECUTED THE FOLLOWING NOTES: ONE NOTE IN THE SUM OF $2300.00 DOLLARS, PAYABLE IN FIVE YEARS FROM DATE OF THIS INSTRUMENT, BEARING 6% INTEREST FROM DATE INTEREST PAYABLE MONTHLY: AND ONE NOTE FOR $1500.00 PAYABLE IN 60 MONTHLY INSTALLMENTS OF $29.00 EACH, INCLUDING PRINCIPAL AND INTEREST AT THE RATE OF 6% PER ANNUM, FIRST INSTALLMENT DUE APRIL 16-1945 AND ONE ON THE 16TH DAY OF EACH MONTH THEREAFTER UNTIL PAID IN FULL. SAID NOTES PAYABLE TO THE ORDER OF MRS. EMILY E. HUDSON. THE $2300.00 NOTE IS FIRST OR PRIOR LIEN TO THE $1500.00 NOTE. PRIVILEGE IS RESERVED OF PAYING ANY NUMBER OF SAID MONTHLY INSTALLMENTS, OR THESE NOTES MAY BE PAID IN FULL ON ANY PAYING DATE.

I declare that I am the true and lawful holder of 1-Note for $1500 secured by the instrument within recorded, and I hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This 16 day of Dec 1949

Attest: J. P. Wilson DEPUTY REGISTER

James P. Wilson

SAID NOTES

~~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

I, MRS. EMILY E. HUDSON, A WIDOW,

have this day bargained and sold, and do hereby transfer and convey, unto the said ANNA RUTH HARTMAN FOR HER SOLE AND SEPARATE USE, FREE FROM THE DEBTS, CONTRACTS AND LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER AND CONVEY AS IF SHE WERE A FEME SOLE, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NUMBER 51 ON THE PLAN OF WILLIAMS' FIRST ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 45 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NUMBER 51 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELBY AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MRS. EMILY E. HUDSON BY DEED FROM DAISY MANGRUM AND HUSBAND, OF RECORD IN BOOK 1309, PAGE 387 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR THE YEAR 1945 PRORATED AS OF MARCH 20-1945-AND ASSUMED BY PURCHASER.

TO HAVE AND TO HOLD SAID REAL ESTATE, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID ANNA RUTH HARTMAN, FOR HER SOLE AND SEPARATE USE, FREE FROM THE DEBTS CONTRACTS AND LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER AND CONVEY AS IS SHE WERE A FEME SOLE, HER HEIRS AND ASSIGNS FOREVER I COVENANT THAT I AM LAWFULLY

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 23 day of Dec 1949.

Attest: J. P. Wilson DEPUTY REGISTER

Commerce Union Bank
Henry Ehrgott Asst Treasurer

~~TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said heirs and assigns, forever,~~ ~~covenant that~~ lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind MYSELF, MY ANNA RUTH HARTMAN heirs and representatives, to warrant and forever defend the title to said real estate to said HER 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 ME in hand paid I, the said ANNA RUTH HARTMAN

do hereby transfer and convey unto E. S. MORGAN, JR., 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.