NUMBER 66509 RECORDED JULY 31, 1946

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CHAS. U. COGGIN, TRUSTEE----------TO----ARTHUR G. MASTERS, ET UX

INSTALLMENT DEED

Book No. 1414

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY AND NO/100 ($850.00) DOLLARS of which. ONE HUNDRED NINETY AND NO/100 ($190.00) DOLLARS has been paid in cash by ARTHUR G. MASTERS AND WIFE, MARY W. MASTERS, the receipt of which is hereby acknowledged, and for the remainder SIX HUNDRED SIXTY AND NO/100 ($660.00) DOLLARS the said ARTHUR G. MASTERS AND WIFE, MARY W. MASTERS HAVE OF EVEN DATE HEREWITH, EXECUTED THEIR THIRTY-THREE (33) JOINT PROMISSORY MONTHLY NOTES, PAYABLE TO THE ORDER OF CHAS. U. COGGIN, TRUSTEE, THE PRINCIPAL SUM BEING TWENTY AND NO/100 ($20.00) DOLLARS EACH, WITH INTEREST AT SIX (6) PER CENT PER ANNUM, COMPUTED AND ADDED TO THE FACE OF EACH NOTE, MAKING THE FIRST ONE OF SAID NOTES, PRINCIPAL AND INTEREST, IN THE SUM OF TWENTY-THREE AND 30/100 ($23.30) DOLLARS, AND EACH SUCCEEDING NOTE IN THE SUM OF TEN (10) CENTS LESS THAN THE PRECEEDING NOTE.

AND FOR A FURTHER CONSIDERATION THE PROPERTY HEREINAFTER DESCRIBED IS HEREBY CONVEYED, ~~SUBJECT~~ TO THE RESTRICTIVE COVENANTS AND EASEMENTS CONTAINED IN AN INSTRUMENT EXECUTED BY CHAS. U. COGGIN, TRUSTEE, DATED SEPTEMBER 17, 1945, AND OF RECORD IN BOOK 1300, PAGE 334, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

OF MATURITY ONLY

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 fees, a lien is expressly retained on the land herein conveyed

I, CHAS. U. COGGIN, TRUSTEE

have this day bargained and sold, and do hereby transfer and convey, unto the said

ARTHUR G. MASTERS AND WIFE, MARY W. MASTERS

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

BEING LOTS NOS. 10-A AND 11-A IN THE UNRECORDED PLAN OF NAWAKWA HILLS, RIVERFRONT SECTION, ACCORDING TO A SURVEY AND PLAN MADE BY EWELL ANDERSON, MADISON, TENNESSEE, BEGINNING AUGUST 14, 1945, TO WHICH PLAN REFERENCE IS HERE MADE FOR AS COMPLETE DESCRIPTION AS IF FULLY COPIED HEREIN.

SAID LOTS NOS. 10-A AND 11-A ADJOIN AND FRONT TOGETHER ONE HUNDRED (100) FEET ON THE NORTH-EASTERLY MARGIN OF PAWNEE TRAIL EXTENDED, AND EXTEND BACK EASTERLY/200 FEET TO A DEADLINE AND MEASURES 100 FEET THEREON, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO CHAS. U. COGGIN, TRUSTEE, AS OF RECORD IN BOOK 1260, PAGE 355, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AGREEMENTS: "THE SAID ARTHUR G. MASTERS AND WIFE, MARY W. MASTERS HEREBY AGREE TO PAY FOR AND HAVE CONNECTED ONE WATER CONNECTION ON EACH OF SAID LOTS 10-A AND 11-A, IF AND WHEN THE MADISON SUBURBAN UTILITY DISTRICT, ITS REPRESENTATIVES OR ASSIGNS, EXTENDS ITS WATER MAINS TO OR IN FRONT OF SAID LOT, PROVIDED, HOWEVER, THE COST DOES NOT EXCEED ONE HUNDRED THIRTY SEVEN AND 50/100 ($137.50) DOLLARS FOR EACH CONNECTION.

"ANY ONE OR ALL OF THE ABOVE SERIES OF NOTES MAY BE TAKEN UP AT ANY TIME BEFORE THEIR MATURITY, AT A DISCOUNT OF TEN (10) CENTS PER MONTH, FOR THE TIME UNEXPIRED, PROVIDED THEY ARE TAKEN UP IN ORDER OF THEIR MATURITY".

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ARTHUR G. MASTERS AND WIFE, MARY W. MASTERS, THEIR heirs and assigns, forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. EXCEPT 1946 TAXES WHICH ARE ASSUMED BY THE SAID ARTHUR G. MASTERS AND WIFE, MARY W. MASTERS, I further covenant and bind MYSELF, MY SUCCESSORS ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said ARTHUR G. MASTERS AND WIFE, MARY W. MASTERS, 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 ARTHUR G. MASTERS AND WIFE, MARY W. MASTERS do hereby transfer and convey unto WILLIAM O. LEE, 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.