NUMBER 67028
JOHN B. ROBINSON, ET UX

INSTALLMENT DEED

RECORDED AUGUST 5, 1946
TO ROBERT EAKES, ET UX

Book No. 1414

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND THREE HUNDRED AND THIRTY THREE & 75/100 (¥1,333.75) DOLLARS

of which FIVE HUNDRED (¥500.00) DOLLARS has been paid in cash by

ROBERT EAKES AND WIFE JOSSIE MAI EAKES , the receipt of which is hereby acknowledged, and for the remainder

OF EIGHT HUNDRED AND THIRTY THREE & 75/100 (¥833.75) DOLLARS

the said ROBERT EAKES AND WIFE JOSSIE MAI EAKES HAVE EXECUTED AND DELIVERED THEIR ONE JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH IN THE SUM OF ¥833.75, PAYABLE TO THE ORDER OF JOHN B. ROBINSON AND KATHERINE J. ROBINSON, AND BEARING 6% INTEREST FROM DATE.
SAID NOTE IS PAYABLE IN MONTHLY INSTALLMENTS OF ¥50.00, THE 1ST INSTALLMENT BEING DUE AND PAYABLE ONE MONTH AFTER DATE HEREOF, AND A LIKE INSTALLMENT SHALL BE DUE AND PAYABLE EACH SUCCEEDING MONTH UNTIL SAID NOTE WITH INTEREST HAS BEEN PAID IN FULL. SAID MONTHLY INSTALLMENTS SHALL BE APPLIED FIRST TO THE PAYMENT OF INTEREST AND THE REMAINDER THEN APPLIED TO PRINCIPAL AND THE PRIVILEGE IS RESERVED OF PAYING ANY ADDITIONAL SUMS ON SAID NOTE AT ANY TIME OR SAID NOTE MAY BE PAID IN FULL AT ANY TIME.

Filed for record the 31 day of July 1946 at 3:30 P.M. and duly recorded in Book 1414 page 47 of the records of the Register's Office of Davidson County, Tennessee.

Attest: J. P. Wilson DEPUTY REGISTER

Master J. B. Robinson

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 ME, JOHN B. ROBINSON AND WIFE, KATHERINE J. ROBINSON

have this day bargained and sold, and do hereby transfer and convey, unto the said ROBERT EAKES AND WIFE JOSSIE MAI EAKES,

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

BEING A TRACT OF LAND IN THE 4TH, FORMERLY THE 10TH, CIVIL DISTRICT OF SAID COUNTY AND DESCRIBED ACCORDING TO A SURVEY MADE BY LEWIS E. JUSTICE, SURVEYOR, JULY 8TH, 1946, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE COUCHVILLE PIKE, THE SOUTHEAST CORNER OF A TRACT OF LAND OF 5 ACRES CONVEYED TO HERMAN C. BRADFORD BY DEED FROM JOHN B. ROBINSON AND WIFE, OF RECORD IN BOOK 1391, PAGE 313, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID COUCHVILLE PIKE SOUTH 89°35' EAST 429.5 FEET TO A POINT, THE SOUTHWEST CORNER OF A 110-ACRE TRACT OF LAND CONVEYED TO PINKNEY GOLF BY DEED FROM JOHN B. ROBINSON AND WIFE, OF RECORD IN BOOK 1392, PAGE 223, SAID REGISTER'S OFFICE; THENCE WITH SAID GOLF'S WESTERLY BOUNDARY LINE NORTH 2°35' WEST 1120.0 FEET TO A POINT; THENCE SOUTH 88°50' WEST 420.2 FEET TO A POINT, THE NORTHEAST CORNER OF SAID BRADFORD'S 5-ACRE TRACT OF LAND; THENCE WITH THE EASTERLY BOUNDARY LINE OF SAID BRADFORD'S TRACT SOUTH 2°00' EAST 1062 FEET TO THE BEGINNING, CONTAINING 10.07 ACRES, MORE OR LESS.
BEING PART OF THE PROPERTY CONVEYED TO JOHN B. ROBINSON AND WIFE KATHERINE J. ROBINSON, BY DEED FROM PORTER W. HURT AND WIFE, OF RECORD IN BOOK 1340, PAGE 307, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT EAKES AND WIFE JOSSIE MAI EAKES, THEIR heirs and assigns, forever, WE covenant that WE ARE 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 FOR 1946 TAXES WHICH ARE TO BE PAID BY SELLER.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said ROBERT EAKES AND WIFE JOSSIE MAI EAKES, THEIR heirs and agsigns, 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 ROBERT EAKES AND WIFE JOSSIE MAI EAKES

do hereby transfer and convey unto JOHN M. ROBINSON, Trustee, his successors and assigns, the real estate herein before described, with the appurtinances, estate, title and interest thereto belonging, for the purposes aforesaid only.
