NUMBER 67192 RECORDED AUGUST 6, 1946

ANNA MARY BRANSFORD ET VIR -TO- URIEL L. MARTIN ET UX

59

INSTALLMENT DEED

Book No. 1414

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY & 00/100 ($650.00) DOLLARS

of which Two nundred & 00/100 ($200.00) DOLLARS has been paid in cash by

Uriel L. Martin and wife Katherine Martin , the receipt of which is hereby acknowledged, and for the remainder

Four hundred fifty & 00/100 ($450.00) DOLLARS

the said Uriel L. Martin and wife Katherine Martin have executed and delivered their 23 lien promissory notes of even date herewith, payable to the order of Anna Mary Bransford, - the first one of which notes is for the sum of $22.25 and each succeeding note respectively thereafter being for an amount 10 cents less than the preceding note except the last one which is for the sum of $10.05, and the first of said notes falling due August 26, 1945 and the others montnly respectively thereafter until all mature, and none of said notes bearing interest, except after maturity, the interest being computed and added into the face of each note, -

~~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

we, Anna Mary Bransford and nusband Johnson Bransford

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

Uriel L. Martin and wife Katherine Martin, their

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

Being part of lot No. 165 on the map of Neill S. Brown's Addition, of record in Book 57, page 50, Register's Office for Davidson County, Tennessee. Said part of said lot is more accurately described as follows: Beginning at a point in the easterly margin of North 9th Street, which point is 81.5 feet south of the intersection of North 9th Street and Marina Street as measured along the easterly margin of North 9th Street; thence easterly in a straignt line in the direction of the northeast corner of said Lot No. 165, 150 feet to a point; thence in a northerly direction 8 ft. more or less to a point in the southerly margin of Marina Street, which point is twenty feet west of said northeast corner of said lot No. 165 as measured along said southerly margin of Marina Street; thence in a westerly direction along said margin of Marina Street 180 feet to a point on the easterly margin of North 9th Street, being the north west corner of said lot No. 165; thence in a southerly direction along said margin of North 9th Street 81.5 feet to the point of beginning, being part of the property conveyed to Anna Mary Bransford by deed from James A. Reed and wife, recorded in Book 1404, page 300, 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 Uriel L. Martin and wife Katherine Martin, 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 by taxes for the year 1946, 1/2 of which the purchasers assume and agree to pay. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Uriel L. Martin and wife Katherine Martin 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 Uriel L. Martin and wife Katherine Martin

do hereby transfer and convey unto D. E. Jackson , 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.