NUMBER 67893 RECORDED AUG. 14, 1946

BEATRICE GOODWIN ET AL TO W. T. BRIMM ET UX

INSTALLMENT DEED

Book No. 1414

FOR AND IN CONSIDERATION of the sum of SEVENTEEN HUNDRED FIFTY & 00/100 ($1750.00) DOLLARS

of which FIVE HUNDRED & 00/100 ($500.00) DOLLARS has been paid in cash by

W. T. BRIMM AND WIFE, THELMA N. BRIMM, the receipt of which is hereby acknowledged, and for the remainder

TWELVE HUNDRED FIFTY & 00/100 ($1250.00) DOLLARS

the said W. T. BRIMM AND WIFE, THELMA N. BRIMM, HAVE EXECUTED THEIR JOINT PROMISSORY NOTE, BEARING EVEN DATE HEREWITH, IN SAID AMOUNT OF $1250.00, AND BEARING INTEREST AT THE RATE OF 6% PER ANNUM, WHICH PRINCIPAL AND INTEREST SHALL BE PAYABLE IN MONTHLY INSTALLMENTS OF $20.00, EACH, TO BE APPLIED FIRST TO INTEREST ON THE UNPAID BALANCE OF PRINCIPAL REMAINING UNPAID FROM TIME TO TIME, AND THE REMAINDER TO PRINCIPAL, UNTIL THE ENTIRE AMOUNT OF PRINCIPAL IS PAID IN FULL,

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, BEATRICE GOODWIN, ELIZABETH GOODWIN HARVEY, AND W. B. GOODWIN, THE ONLY HEIRS AT LAW OF MRS. LELA E. GOODWIN, DECEASED,

have this day bargained and sold, and do hereby transfer and convey, unto the said W. T. BRIMM AND WIFE, THELMA N. BRIMM,

THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: A TRACT OF LAND IN THE 2D, FORMERLY 5TH, CIVIL DISTRICT OF SAID COUNTY, NEAR THE TOWN OF ANTIOCH, TENNESSEE, BEING KNOWN AS A PART OF LOT NO. 3 ON THE MAP OF THE DIVISION OF THE S. H. CULBERTSON LAND, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE N. C. & ST. L. RAILROAD, BEING THE NORTHEAST CORNER OF A TRACT OF 3.3 ACRES CONVEYED TO W. W. GOODWIN BY DEED FROM GEORGE W. BOWLING, ADMINISTRATOR, OF RECORD IN BOOK 404, PAGE 422, REGISTER'S OFFICE FOR SAID COUNTY, SAID POINT BEING THE CORNER OF LOTS NOS. 7 AND 3 OF SAID CULBERTSON LANDS; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTH 48° WEST 269-1/2 FEET TO THE CENTER LINE OF AN ALLEY, NOW ABANDONED; THENCE WITH THE CENTER LINE OF SAID ALLEY WHICH HAS BEEN ABANDONED, NORTH 56-1/4° WEST 100½ FEET TO A POINT IN THE TERMINUS OF SAID ALLEY AT THE NORTHWEST CORNER OF LOT NO. 5, AND AN INNER CORNER OF SAID LOT NO. 3; THENCE NORTH 47-3/4° EAST 310 FEET MORE OR LESS TO THE WESTERLY MARGIN OF SAID RAILROAD RIGHT-OF-WAY; THENCE WITH THE MARGIN OF THE SAME SOUTH 35-1/2° EAST 100 FEET MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MRS. LELA E. GOODWIN BY DEED FROM W. B. GOODWIN AND WIFE, OF RECORD IN BOOK 1031, PAGE 399, SAID REGISTER'S OFFICE, THE SAID MRS. LELA E. GOODWIN HAVING SINCE DIED LEAVING THE ABOVE NAMED GRANTORS AS HER ONLY HEIRS AT LAW.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said W. T. BRIMM AND WIFE, THELMA N. BRIMM, 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.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said W. T. BRIMM AND WIFE, THELMA N. BRIMM, 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 W. T. BRIMM AND WIFE, THELMA N. BRIMM do hereby transfer and convey unto L. M. NELSON, 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.