NUMBER 69119

INSTALLMENT DEED

RECORDED AUGUST 27, 1946

NASHVILLE TRUST COMPANY, TRUSTEE — Book No. 1414 — -TO- J. M. MILLER, ET UX

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY FIVE ($675.00) AND NO 100 DOLLARS

of which TWO HUNDRED SEVENTY FIVE ($275.00) AND NO/100 DOLLARS has been paid in cash by

J. M. MILLER AND WIFE FANNIE MAE MILLER, , the receipt of which is hereby acknowledged, and for the remainder

FOUR HUNDRED ($400.00) AND NO/100 DOLLARS

the said J. M. MILLER AND WIFE FANNIE MAE MILLER HAVE EXECUTED THEIR ONE JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH, FOR $400.00, PAYABLE IN 10 MONTHLY INSTALLMENTS OF $40.00 EACH, WITH INTEREST AT THE RATE OF 6% PER ANNUM, PAYABLE MONTHLY, MAKING THE FIRST FOR $42.00 AND EACH INSTALLMENT THEREAFTER DECREASING 20 CENTS EACH MONTH, THE FIRST INSTALLMENT FALLING DUE SEPTEMBER 15, 1940, AND THE OTHERS MONTHLY THEREAFTER, AND SAID NOTE IS PAYABLE TO THE ORDER OF NASHVILLE TRUST COMPANY, TRUSTEE

MATURITY

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 NASHVILLE TRUST COMPANY, TRUSTEE, FORMERLY NASHVILLE AND AMERICAN TRUST COMPANY, PURSUANT TO THE POWER AND AUTHORITY VESTED IN IT BY DEED FROM J.J.LEAKE, OF RECORD IN BOOK 574, PAGE 298, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, HAS bargained and sold, and do hereby transfer and convey, unto the said J. M. MILLER AND WIFE FANNIE MAE MILLER

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

BEING LOTS NOS. 30 AND 31 ON THE REVISED PLAT OF THE NEW GOLF CLUB SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 185, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOTS NOS. 30 AND 31 FRONT TOGETHER 200 FEET ON THE EASTERLY SIDE OF HIGHLAND AVENUE AND RUN BACK 250 FEET 6 INCHES ON THE SOUTHERLY LINE AND 201 FEET 6 INCHES ON THE NORTHERLY LINE, TO A DEAD LINE, MEASURING 200 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO NASHVILLE TRUST COMPANY, TRUSTEE, FORMERLY NASHVILLE AND AMERICAN TRUST COMPANY, BY DEED FROM J. J. LEAKE, OF RECORD IN BOOK 574, PAGE 298, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM T. J. TYNE, ET AL. TO J. B. HUTTON, ET AL. OF RECORD IN BOOK 553, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY.

SELLER TO PAY 1940 TAXES.

I certify that the foregoing instrument is a true and correct copy of the original as the same appears of record in my office.

Attest: J P Wilson — 28 May

Nashville Trust Co
By J. D. Williams
Asst Secy

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said J. M. MILLER AND WIFE FANNIE MAE MILLER, THEIR heirs and assigns, forever, NASHVILLE TRUST COMPANY, TRUSTEE covenant that IT IS lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

NASHVILLE TRUST COMPANY, TRUSTEE further covenant and bind ITSELF, ITS SUCCESSORS heirs and representatives, to warrant and forever defend the title to said real estate to said J. M. MILLER AND WIFE FANNIE MAE MILLER, 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 J. M. MILLER AND WIFE FANNIE MAE MILLER do hereby transfer and convey unto ALBERT H. THOMAS , 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.