NUMBER 69074 RECORDED AUGUST 30, 1946

HOWARD GARDNER, ET UX -TO- ED R. BEAUCHAMP, ET UX

INSTALLMENT DEED

Book No. 1414

FOR AND IN CONSIDERATION of the sum of $6,750.00 SIX THOUSAND SEVEN HUNDRED FIFTY & NO/100 DOLLARS

of which TWO THOUSAND SEVEN HUNDRED FIFTY & NO/100 DOLLARS has been paid in cash by

ED. R. BEAUCHAMP AND WIFE, RUTH LEMONS BEAUCHAMP, the receipt of which is hereby acknowledged, and for the remainder

FOUR THOUSAND & NO/100 DOLLARS

the said ED R. BEAUCHAMP AND WIFE, RUTH LEMONS BEAUCHAMP HAVE EXECUTED AND DELIVERED THEIR JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH IN THE PRINCIPAL SUM OF $4,000.00 PAYABLE TO THE ORDER OF HOWARD GARDNER IN MONTHLY INSTALLMENTS AS FOLLOWS, NAMELY: ON THE 22ND DAY OF SEPTEMBER, 1940 THE SUM OF $33.76, AND THEREAFTER 179 MONTHLY INSTALLMENTS EACH FOR LIKE AMOUNT ON THE 22ND DAY OF EACH SUCCEEDING MONTH. SAID SUMS ARE TO BE APPLIED FIRST TO INTEREST ON THE UNPAID BALANCE OF SAID NOTE AT THE RATE OF SIX PERCENTUM PER ANNUM, AND THE REMAINDER APPLIED TO SAID PRINCIPAL SUM UNTIL SAID NOTE WITH INTEREST IS PAID IN FULL. SAID NOTE PROVIDES THAT PRIVILEGE IS RESERVED OF PAYING ANY NUMBER OF SAID MONTHLY PAYMENTS OR SAID NOTE MAY BE PAID IN FULL ON ANY PAYING DATE,

~~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, HOWARD GARDNER AND WIFE, ALLEEN P. GARDNER,

have this day bargained and sold, and do hereby transfer and convey, unto the said ED R. BEAUCHAMP AND WIFE, RUTH LEMONS BEAUCHAMP,

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

BEING LOT NO. 115 ON THE PLAN OF THE UNRECORDED PORTION OF THE PRIEST HOME PLACE.

ACCORDING TO AN UNREGISTERED PLAN OF SAID LOT NO. 115 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HOLLY STREET, FORMERLY CHADWELL AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF SOUTH 18TH STREET, 100 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HOWARD GARDNER, BY DEED FROM OLEM V. HOLDERMAN AND WIFE, OF RECORD IN BOOK 1201, PAGE 301, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1946 HAVE BEEN PRORATED, AND ARE ASSUMED BY THE GRANTEES HEREIN.

I declare that I am the lawful holder of the claim secured by the instrument within recorded and direction thereof and discharge of the lien to secure the same is hereby given this ____ day of ____ 1960

Attest: _____
DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ED R. BEAUCHAMP AND WIFE RUTH LEMONS BEAUCHAMP, 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 AS HEREINBEFORE SET OUT.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said ED R. BEAUCHAMP AND WIFE RUTH LEMONS BEAUCHAMP, 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 ED R. BEAUCHAMP AND WIFE RUTH LEMONS BEAUCHAMP do hereby transfer and convey unto ROBERT W. BRANCH, 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.