NUMBER 69928 RECORDED SEP 3, 1946 225

EMIL THONI ET UX TO ORION E. PURDOM ET UX

INSTALLMENT DEED

Book No. 1414

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND ONE HUNDRED FIFTY ($3,150.00) AND NO/100 DOLLARS

of which SIX HUNDRED ($600.00) AND NO/100 DOLLARS has been paid in cash by

ORION E. PURDOM AND WIFE, MAGGIE A. PURDOM, the receipt of which is hereby acknowledged, and for the remainder

TWO THOUSAND FIVE HUNDRED FIFTY ($2,550.00) AND NO/100 DOLLARS

the said ORION E. PURDOM AND WIFE, MAGGIE A. PURDOM HAVE EXECUTED THEIR ONE JOINT PROMISSORY NOTE, OF EVEN DATE HEREWITH, FOR $2,550.00 PAYABLE IN 108 MONTHLY INSTALLMENTS OF $30.62, WHICH INCLUDES BOTH PRINCIPAL AND INTEREST AT THE RATE OF 6% PER ANNUM, THE FIRST INSTALLMENT FALLING DUE OCTOBER 1, 1946, AND THE OTHERS MONTHLY THEREAFTER, AND SAID NOTE IS PAYABLE TO THE ORDER OF EMIL THONI AND WIFE, ADA H. THONI

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 WE, EMIL THONI AND WIFE, ADA H. THONI

have this day bargained and sold, and do hereby transfer and convey, unto the said ORION E. PURDOM AND WIFE, MAGGIE A. PURDOM, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING LOTS NOS. 39 AND 40 ON THE MAP OF THE SUBDIVISION OF LOTS NOS. 7, 8, 9 AND 10 PARTS OF LOTS NOS. 6, 11, 12 AND 13 IN CUMBERLAND NURSERIES, AS OF RECORD IN BOOK 332, PAGE 36, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 39 AND 40 FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF ROSE STREET AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EMIL THONI AND WIFE, ADA H. THONI, BY DEED FROM ETHEL S. NEWSON AND HUSBAND, DATED NOVEMBER , 1926, OF RECORD IN BOOK 777, PAGE 265, SAID REGISTER'S OFFICE.

TAXES FOR 1946, PRO-RATED AND ASSUMED BY PURCHASERS.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby authorize the ... thereof and discharge of the lien to secure the same in full. Witness my hand this 25 day of July 1951.

Attest: ... DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ORION E. PURDOM AND WIFE, MAGGIE A. PURDOM, 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 ORION E. PURDOM AND WIFE, MAGGIE A. PURDOM 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 ORION E. PURDOM AND WIFE, MAGGIE A. PURDOM do hereby transfer and convey unto WILLIAM O. LEE, 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.