NUMBER 71188 RECORDED SEPT. 17, 1946

JOE KORNMAN ET UX---TO----ANDREW DOUGLAS ET UX.

RH

INSTALLMENT DEED

Book No. 1414

FOR AND IN CONSIDERATION of the sum of THIRTY-FIVE HUNDRED---------- DOLLARS

of which FIVE HUNDRED------- DOLLARS has been paid in cash by

ANDREW DOUGLAS AND WIFE, OLGA LOUISE DOUGLAS, the receipt of which is hereby acknowledged, and for the remainder

THREE THOUSAND---------- DOLLARS

the said ANDREW DOUGLAS AND WIFE, OLGA LOUISE DOUGLAS, HAVE EXECUTED AN INSTALLMENT NOTE PROVIDING FOR THE PAYMENT, OF $3000.00 AT THE RATE OF $31.11 PER MONTH INTEREST INCLUDED UNTIL SAID BALANCE OF $3000.00 IS PAID IN FULL.

THE FIRST OF SAID INSTALLMENTS FALLS DUE 30 DAYS FROM THE DATE HEREOF AND A LIKE AMOUNT EACH MONTH THEREAFTER UNTIL THE FULL AMOUNT OF THE PRINCIPAL SUM HAS BEEN PAID, IN THE EVENT OF NON-PAYMENT OF ANY INSTALLMENT OF THE PRINCIPAL SUM AND/OR INTEREST WHEN DUE, THE SELLER, OR OWNER OR HOLDER OF THE WITHIN DESCRIBED NOTE HAS A RIGHT TO DECALRE THE ENTIRE UNPAID BALANCE PLUS INTEREST DUE AND PAYABLE, BUT THE FAILURE TO TAKE ADVANTAGE OF ONE VIOLATION OF THIS AGREEMENT SHALL NOT ACT AS A WAIVER TO TAKE ADVANTAGE OF ANY SUBSEQUENT VIOLATION, THE RIGHT BEING A CONTINUING ONE,

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, JOE KORNMAN AND WIFE, ANN KORNMAN,

have this day bargained and sold, and do hereby transfer and convey, unto the said ANDREW DOUGLAS AND WIFE, OLGA LOUISE DOUGLAS, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE EAST 2½ FEET OF LOT NO. 128 AND THE WEST 35 FEET OF LOT NO. 127 ON THE PLAN OF THE UNSOLD LOTS IN WEST NASHVILLE, OF SAMUEL WATKINS, DECEASED OF RECORD IN BOOK 57, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 37½ FEET ON THE SOUTH SIDE OF CLINTON STREET AND RUN BACK BETWEEN PARALLEL LINES 177 FEET TO AN ALLEY.

BEING A PART OF THE PROPERTY CONVEYED TO JOE KORNMAN AND WIFE, ANN KORNMAN BY DEED FROM JOHN LOVE AND WIFE, OF RECORD IN BOOK 1390, PAGE 126, R.O.D.C.TENN.

I hereby declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 25 day of June 1947

Attest: J.D. Lewis DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ANDREW DOUGLAS AND WIFE, OLGA LOUISE DOUGLAS, 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 1946 TAXES WHICH HAVE BEEN PRO-RATED. WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said ANDREW DOUGLAS AND WIFE, OLGA LOUISE DOUGLAS, 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 ANDREW DOUGLAS AND WIFE, OLGA LOUISE DOUGLAS, do hereby transfer and convey unto ANDREW J. DOYLE, 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.