NUMBER 72186 RECORDED SEPTEMBER 24, 1946 341

LEO A. GRAHAM, ET UX TO JAMES T. SMITH, ET UX

INSTALLMENT DEED

Book No. 1414

FOR AND IN CONSIDERATION of the sum of FIFTEEN HUNDRED AND NO/100 ($1500.00 DOLLARS

of which FIVE HUNDRED AND NO/100 ($500.00) DOLLARS has been paid in cash by

JAMES T. SMITH AND WIFE, PAULINE G. SMITH , the receipt of which is hereby acknowledged, and for the remainder

ONE THOUSAND AND NO/100 ($1000.00) DOLLARS

the said JAMES T. SMITH AND WIFE, PAULINE G. SMITH HAVE EXECUTED THEIR 40 JOINT LIEN NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF LEO A. GRAHAM AND WIFE, MARY A. GRAHAM, SAID NOTES BEING FOR THE PRINCIPAL SUM OF $25.00 EACH TO WHICH THE INTEREST HAS BEEN ADDED MAKING THE FIRST NOTE AMOUNT TO $30.00 WITH EACH NOTE DECREASING 12½¢ AND THE LAST NOTE AMOUNTING TO $25.12. THE FIRST OF SAID NOTES FALLS DUE OCTOBER 20, 1946 AND ONE ON THE 20TH DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE PAID.

OF 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, LEO A. GRAHAM AND WIFE, MARY ADELAIDE GRAHAM

have this day bargained and sold, and do hereby transfer and convey, unto the said

JAMES T. SMITH AND WIFE, PAULINE G. SMITH THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING PART OF LOT NO. 94 ON THE PLAN OF WEST END ANNEX, AS OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF 42ND. AVENUE NORTH, FORMERLY 1ST. STREET, 100 FEET NORTHERLY FROM THE INTERSECTION OF THE WESTERLY LINE OF SAID 42ND. AVENUE NORTH AND THE NORTHERLY MARGIN OF UTAH AVENUE, FORMERLY 7TH STREET; THENCE WESTWARDLY AND PARALLEL TO UTAH AVENUE 60 FEET TO A POINT; THENCE NORTHWARDLY PARALLEL TO SAID 42ND. AVENUE NORTH, 40 FEET TO A POINT IN THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, EASTWARDLY 60 FEET TO A POINT IN THE WESTERLY MARGIN OF SAID 42ND. AVENUE NORTH; THENCE WITH THE WESTERLY MARGIN OF SAID 42ND, AVENUE NORTH, SOUTHWARDLY 40 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LEO A. GRAHAM AND WIFE, MARY ADELAIDE GRAHAM, BY DEED FROM GUS GRAHAM AND WIFE, OF RECORD IN BOOK 1044, PAGE 553, SAID REGISTER'S OFFICE.

declare that I am the true and lawful holder of the claim secured by the mortgage within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lie to secure the same in full. This 12 day of August 1957

Witness: W. J. Stephens

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES T. SMITH AND WIFE, PAULINE G. SMITH 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 JAMES T. SMITH AND WIFE, PAULINE G. SMITH 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 JAMES T. SMITH AND WIFE, PAULINE G. SMITH do hereby transfer and convey unto W. J. STEPHENS, 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.