INSTALLMENT DEED

Book No. 1415

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND FIVE HUNDRED FIFTY FIVE ($1555.00) DOLLARS of which FIVE HUNDRED FIFTY FIVE & NO/100 ($555.00) DOLLARS has been paid in cash by R. G. GOODMAN, the receipt of which is hereby acknowledged, and for the remainder ONE THOUSAND & NO/100 ($1,000.00) DOLLARS the said R. G. GOODMAN HAS EXECUTED AND DELIVERED HIS PROMISSORY NOTE, OF EVEN DATE HEREWITH IN THE PRINCIPAL SUM OF $1,000.00 PAYABLE IN INSTALLMENTS OF $19.34 PER MONTH, INCLUDING PRINCIPAL AND 6% INTEREST, THE FIRST PAYMENT BEING DUE 30 DAYS FROM DATE AND ANOTHER PAYMENT FOR THE SAME AMOUNT DUE ON THE SAME DAY OF EACH MONTH THEREAFTER, UNTIL SAID NOTE WITH INTEREST HAS BEEN PAID IN FULL. SAID NOTE IS PAYABLE TO EUGENE L. PICKFORD AND MRS. FAIRY PICKFORD WOODS. EXTRA PAYMENTS MAY BE MADE AT ANY TIME AND INTEREST WILL BE CHARGED ONLY ON THE UNPAID BALANCE.

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, EUGENE L. PICKFORD AND MRS. FAIRY PICKFORD WOODS, have this day bargained and sold, and do hereby transfer and convey, unto the said R. G. GOODMAN, HIS heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 30 FEET OF LOT NO. 48 ON THE MAP OF THE RE-SUBDIVISION AND CHANGE OF HAGAN AND MERRITT'S SUBDIVISION OF THE MERRITT LANDS, OF RECORD IN BOOK 57, PAGE 76, REGISTER'S OFFICE FOR SAID COUNTY, WHICH RE-SUBDIVISION AND CHANGE IS OF RECORD IN BOOK 161, PAGE 49, SAID REGISTER'S OFFICE.

SAID PART OF SAID LOT FRONTS 30 FEET ON THE EASTERLY SIDE OF HAGAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 164 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EUGENE L. PICKFORD AND MRS. FAIRY PICKFORD WOODS, BY DEED FROM CHARLES A. PICKFORD ET AL, OF RECORD IN BOOK 1260, PAGE 143, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said R. G. GOODMAN 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 FOR THE 1946 TAXES WHICH HAVE BEEN PRO RATED AND ASSUMED BY THE GRANTEE HEREIN. WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said R. G. GOODMAN HIS 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 ME in hand paid I, the said R. G. GOODMAN do hereby transfer and convey unto E. C. ARMISTEAD, 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.