NUMBER 72908 RECORDED OCT 1 1946

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O C ANDERSON ET UX TO W M TEEPLE ET UX

INSTALLMENT DEED

Book No. 1415

FOR AND IN CONSIDERATION of the sum of **Five Thousand No/100 ($5000.00)** DOLLARS

of which **Five Hundred ($500.00)** DOLLARS has been paid in cash by

W.M. Teeple and wife, Lula M. Teeple, , the receipt of which is hereby acknowledged, and for the remainder

Forty-five Hundred and No/100 ($4500.00) DOLLARS

the said **W. M. Teeple and wife, Lula M. Teeple, have executed their 180 joint lien notes of even date herewith payable to the order of O. C. Anderson and wife, Blanche Anderson, said notes being for the sum of $37.98 each which includes principal and interest. The first of said notes falls due November 1, 1946 and one on the first day of each succeeding month thereafter until all nave been paid,**

NOTE:An agreement has been made whereby the purchasers will pay one-twelfth of the insurance and taxes to the seller each month when the notes are paid and the seller will pay taxes and insurance until all notes have been paid in full. Adjustments will be made in case rates are raised or lowered.

all of said notes bearing six per cent interest from date of maturity 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, O. C. Anderson and wife, Blanche Anderson

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

W. M. Teeple and wife, Lula M. Teeple, their

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

Being lot No. 707 of Block No. 33 on the plan of Charlotte Park Company's First Addition, as of record in book 57, page 103, Register's Office for said County.

Said lot No. 707 fronts 50 feet on the northerly side of Idaho, formerly Fifth, Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the property conveyed to O. C. Anderson and wife, Blanche Anderson, by deed from H. R. Daniels and wife, of record in book 876, page 455, said Register's Office.

I 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. This 14 day of Nov 1951

Attest: V. B. Halston DEPUTY REGISTER O C Anderson

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said **W. M. Teeple and wife, Lula M. Teeple, 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 **W. M. Teeple and wife, Lula M. Teeple, 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 **W. M. Teeple and wife, Lula M. Teeple,** 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.