NUMBER 72827 RECORDED OCTOBER 1, 1946 43

B. RICH TO FRANK FITZGERALD

INSTALLMENT DEED

Book No. 1415

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND FOUR HUNDRED (1400.00 DOLLARS

of which NO DOLLARS has been paid in cash by

FRANK FITZGERALD, the receipt of which is hereby acknowledged, and for the remainder

FOR SAID SUM OF ONE THOUSAND FOUR HUNDRED & NO/100 DOLLARS

the said FRANK FITZGERALD HAS EXECUTED HIS FIFTY ONE (51) PROMISSORY NOTES, OF EVEN DATE HEREWITH AND PAYABLE TO THE ORDER OF B. RICH. OF THESE FIFTY (50) NOTES ARE FOR $15.00 EACH AND ONE IS FOR $650.00 (SIX HUNDRED AND FIFTY DOLLARS). THE FIRST OF SAID $15.00 NOTES FALLS DUE AND IS PAYABLE FEB. 1, 1921, AND THE REMAINING 49 ARE PAYABLE MONTHLY THEREAFTER. THE $650.00 NOTE IS PAYABLE 51 MONTHS AFTER DATE.

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

I, B. RICH, UNMARRIED

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

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

PART OF LOTS #10-11 AND 12 IN J. W. HAMILTON'S SUBDIVISION OF PART OF THE NELSON PROPERTY AS PER PLAN ON PAGE 101 OF CHANCERY COURT PLAN BOOK #1. DAVIDSON COUNTY, TENN. BEGINNING IN THE WEST SIDE OF MARKET STREET, NOW SECOND AVENUE SOUTH, THE SOUTHWEST, CORNER OF SOUTH MARKET STREET AND TUTWEILER AVENUE RUNNING THENCE ALONG THE WESTERN SIDE OF MARKET ST. SOUTH SIX AND ONE TENTH (6-1/10) FEET TO THE SOUTH LINE OF SAID LOT #12, THENCE WEST ALONG THE SOUTH LINE OF LOT #12, ONE HUNDRED AND THIRTY (130) FT. TO THE EAST LINE OF AN ALLEY, THENCE ALONG THE EAST LINE OF SAID ALLEY NORTH ABOUT ONE HUNDRED (100) FT TO THE SOUTH LINE OF TUTWEILER AVENUE, THENCE ALONG THE SOUTH LINE OF TUTWEILER AVENUE EAST TO THE BEGINNING. SAID PROPERTY IS THE SAME CONVEYED TO B. RICH BY WM. AND ANNIE M. CURTIS BY DEED REGISTERED IN BOOK #381, PAGE 57 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said FRANK FITZGERALD HIS heirs and assigns, forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said FRANK FITZGERALD 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 -- in hand paid WE, the said FRANK FITZGERALD do hereby transfer and convey unto STELLA RICH, 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.