NUMBER 72838 RECORDED OCTOBER 1, 1946 45

H. SEYMOUR YATES, ET UX TO MRS. BIRCHIE D. COFFEE

707

INSTALLMENT DEED

Book No. 1415

FOR AND IN CONSIDERATION of the sum of ELEVEN THOUSAND FIVE HUNDRED ($11,500.00) AND NO/100 DOLLARS

of which FOUR THOUSAND FIVE HUNDRED ($4,500.00) AND NO/100 DOLLARS has been paid in cash by

MRS. BIRCHIE D. COFFEE, the receipt of which is hereby acknowledged, and for the remainder

SEVEN THOUSAND ($7,000.00) AND NO/100 DOLLARS

the said MRS. BIRCHIE D. COFFEE HAS EXECUTED HER ONE PROMISSORY NOTE, OF EVEN DATE HEREWITH, FOR $7,000.00, PAYABLE IN 144 MONTHLY INSTALLMENTS OF $66.52 EACH, WHICH INCLUDES BOTH PRINCIPAL AND INTEREST AT THE RATE OF 5½% PER ANNUM, THE FIRST INSTALLMENT FALLING DUE NOVEMBER 1, 1946, AND THE OTHERS MONTHLY THEREAFTER, AND SAID NOTE IS PAYABLE TO THE ORDER OF H. SEYMOUR YATES AND WIFE, LOUISE SANDMANN YATES,

...eclare that I am the true and lawful holder of the claim secured by the in...
...in recorded, and hereby acknowledge the satisfaction thereof and discharge of ...
secure the same in t... 9 day of May 1958
First American National Bank
Jack L. Morton Jr. Asst. V.P.

MATURITY

all of said notes bearing ~~six~~ 5½ 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, H. SEYMOUR YATES AND WIFE, LOUISE SANDMANN YATES

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

MRS. BIRCHIE D. COFFEE, A WIDOW, HER

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

BEING LOT NO. 11 ON THE PLAN OF WILLIAMS' FIRST ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 11 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF FATHERLAND STREET AND RUNS BACK BETWEEN PARALLEL LINES 210 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO H. SEYMOUR YATES BY DEED FROM JENNIE MANN, OF RECORD IN BOOK 1151, PAGE 397, SAID REGISTER'S OFFICE.

TAXES FOR 1946, PRO-RATED.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENT FOR A DRIVEWAY, WHICH MAY BE LOCATED ON THE PROPERTY HEREIN AND ADJOINING PROPERTY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MRS. BIRCHIE D. COFFEE, HER 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 MRS. BIRCHIE D. COFFEE, HER 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 MRS. BIRCHIE D. COFFEE do hereby transfer and convey unto WADE SAIN, 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.