NUMBER 73278 RECORDED OCT. 4, 1946

MRS. NEVA PEARL PHILLIPS ET VIR TO MARSHALL DOUGHERTY ET UX.

60

INSTALLMENT DEED

Book No. 1415

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY AND NO/100 ($450.00) DOLLARS of which ONE HUNDRED ($100.00) DOLLARS has been paid in cash by MARSHALL DAUGHERTY AND WIFE, BOBBIE W. DAUGHERTY, the receipt of which is hereby acknowledged, and for the remainder THREE HUNDRED FIFTY AND NO/100 ($350.00) DOLLARS the said MARSHALL DAUGHERTY AND WIFE, BOBBIE W. DAUGHERTY, HAVE EXECUTED THEIR 28 JOINT LIEN NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF MRS. NEVA PEARL PHILLIPS, SAID NOTES BEING FOR THE PRINCIAPL SUM OF $12.50 EACH WITH THE INTEREST COMPUTED AND ADDED IN THE FACE OF EACH NOTE MAKING THE FIRST NOTE AMOUNT TO $14.25 WITH EACH NOTE DECREASING 6¼¢ AND THE LAST NOTE AMOUNTING TO $12.56. THE FIRST OF SAID NOTES FALLS DUE JANUARY 28, 1944 AND ONE ON THE 28TH, DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE PAID,

all of said notes bearing six per cent interest from ~~date~~ 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, MRS. NEVA PEARL PHILLIPS AND HUSBAND, ZELLNER PHILLIPS

have this day bargained and sold, and do hereby transfer and convey, unto the said MARSHALL DAUGHERTY AND WIFE, BOBBIE W. DAUGHERTY, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING PART OF LOT NO. 12 ON THE MAP OF THE C. C. VERNON FARM AS OF RECORD IN BOOK 161, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF THE CHARLOTTE PIKE, THE COMMON CORNER OF LOTS NOS. 11 AND 12; THENCE EASTWARDLY WITH THE SOUTHEASTERLY MARGIN OF SAID CHARLOTTE PIKE 50 FEET TO A POINT; THENCE SOUTHWARDLY AND PARALLEL WITH THE DIVIDING LINE BETWEEN SAID LOTS 11 AND 12, 180 FEET TO A POINT; THENCE WESTWARDLY AND PARALLEL WITH THE CHARLOTTE PIKE 50 FEET TO A POINT, THE DIVIDING LINE OF LOTS 11 AND 12; THENCE NORTHWARDLY WITH SAID LINE 180 FEET TO THE POINT OF BEGINNING. INCLUDING BUT EXCLUDING FROM THE ABOVE DESCRIPTION 8 FEET, MORE OR LESS, TAKEN FROM THE NORTH PART OF THE PREMISES IN QUESTION FOR THE PURPOSE OF WIDENING AND IMPROVING CHARLOTTE PIKE.

BEING THE SAME PROPERTY CONVEYED TO MRS. NEVA PEARL PHILLIPS BY DEED FROM MRS. EDNA H. EWING AND HUSBAND WHICH IS OF RECORD IN BOOK 1044, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MARSHALL DAUGHERTY AND WIFE, BOBBIE W. DAUGHERTY, 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 MARSHALL DAUGHERTY AND WIFE, BOBBIE W. DAUGHERTY, 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 MARSHALL DAUGHERTY AND WIFE, BOBBIE W. DAUGHERTY do hereby transfer and convey unto H. J. LOVELACE, 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.