Number 73552 Recorded October 8, 1946

Keith H. Bennett, et ux -To- Sherman A.Hannah, et ux 84

INSTALLMENT DEED

Book No. 1415

FOR AND IN CONSIDERATION of the sum of $1,800.00 One thousand Eight Hundred and no/100 DOLLARS

of which Five Hundred Twenty Five and no/100 ($525.00) DOLLARS has been paid in cash by part of the remainder

Sherman A. Hannah and wife Laura B. Hannah , the receipt of which is hereby acknowledged, and for the ~~remainder~~

DOLLARS

the said Sherman A. Hannah and wife Laura B. Hannah assume and agree to pay the remaining unpaid balance of $1,102,84, of a note in the original amount of $1,150.00, executed by the grantors herein, payable to R. R. Mincy, dated May 3, 1946, with 6% interest, both principal and interest payable $25.00 monthly, said note being secured by deed of trust of record in Book 1359, page 635, Register's Office for Davidson County, Tennessee,

and, for the remainder of $172.16 the said Sherman A. Hannah and wife, Laura B. Hannah have executed their one joint, promissory note of even date herewith, payable to the order of the grantors herein, with interest at 6% per annum, both principal and interest payable in monthly installments as follows: $10.00 on November 2, 1946, and a like amount on the 2nd day of each month thereafter until the entire amount is paid in full, said payments to be applied first to payment of interest on the principal sum or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal,

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 in full. This 27 day of July 1952

J. P. Wilson

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, Keith H. Bennett and wife, Ruby Nell Bennett,

have this day bargained and sold, and do hereby transfer and convey, unto the said Sherman A. Hannah and wife, Laura B. Hannah,

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

Being the north 38 feet of the south 100 feet of Lots Nos. 31 and 32 on the Map of Douglas Levine Subdivision at Madison, Tennessee, of record in Book 547, page 44, Register's Office for said County.

Said parts of said lots front 38 feet on the westerly side of a 15-foot unnamed roadway, which roadway runs south from Woodruff Street, and run back between parallel lines 100 feet to the east line of Lot No. 30.

Being the same property conveyed to Keith H. Bennett and wife Ruby Nell Bennett, by deed from James M. Adams, unmarried, of record in Book 1389, page 325, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Sherman A. Hannah and wife, Laura B. Hannah, 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 Sherman A. Hannah and wife, Laura B. Hannah, 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 Sherman A. Hannah and wife, Laura B. Hannah

do hereby transfer and convey unto L. M. Nelson , 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.