NUMBER 73833 RECORDED OCT. 10, 1946

S. T. JOHNSON, ET UX TO VIRGINIA PHELPS

INSTALLMENT DEED

Book No. 1415

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND TWO HUNDRED FUFTY AND NO/100 ($1250.00) DOLLARS of which FOUR HUNDRED AND NO/100 (400.00) DOLLARS has been paid in cash by VIRGINIA PHELPS, the receipt of which is hereby acknowledged, and for the remainder EIGHT HUNDRED FIFTY AND NO/100 ($850.00) DOLLARS the said VIRGINIA PHELPS HAS EXECUTED AND DELIVERED TO S. T. JOHNSON HER JOINT PROMISSORY NOTE IN THE AMOUNT OF EIGHT HUNDRED FIFTY AND NO/100 (850.00) DOLLARS DUE AND PAYABLE IN 36 MONTHLY INSTALLMENTS OF $25.86 EACH, INCLUDING BOTH PRINCIPAL AND INTEREST, THE INTEREST AT THE RATE OF 6 PER CENT PER ANNUM. THE PROCEEDS FROM SAID INSTALLMENTS TO BE APPLIED FIRST TO THE PAYMENT OF INTEREST ON SO MUCH OF THE PRINCIPAL AMOUNT OF $850.00 AS SHALL REMAIN UNPAID FROM MONTH TO MONTH WITH THE REMAINDER APPLICABLE TO THE PRINCIPAL. (THE FIRST ONE OF SAID INSTALLMENTS FALLS DUE ON OR BEFORE OCTOBER 1, 1946, AND THE OTHERS ON OR BEFORE THE FIRST DAY OF EACH AND EVERY SUCCEEDING MONTH RESPECTIVELY THEREAFTER UNTIL ALL MATURE.

THIS NOTE OR ANY PART THEREOF MAY BE PAID AT ANY TIME PRIOR TO ITS MATURITY WITH INTEREST PAYABLE ON THE UNPAID BALANCE ONLY TO DATE OF PAYMENT.)

XX XX XXX 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 S. T. JOHNSON AND WIFE HATTIE BASS JOHNSON have this day bargained and sold, and do hereby transfer and convey, unto the said VIRGINIA PHELPS TO HER SOLE AND SEPARATE USE, FREE FROM THE MARITAL RIGHTS OF HER PRESENT OR ANY FUTURE HUSBAND, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING LOT NO. 1506 OF BLOCK 202 ON THE PLAN OF WEST NASHVILLE EXTENSION, OF RECORD IN BOOK 57, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 25 FEET IN THE SOUTH SIDE OF TENNESSEE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING PART OF THE PROPERTY CONVEYED TO S. T. JOHNSON BY DEED FROM E. C. JOHNSON, SUBSTITUTE TRUSTEE, OF RECORD IN BOOK 1104, PAGE 505, SAID REGISTER'S OFFICE.

IT IS UNDERSTOOD AND AGREED THAT THE ABOVE PREMISES ARE NOW RENTED AND THAT EVICTION OF THE TENANTS AND POSSESSION THEREOF IS SUBJECT TO THE RULES AND REGULATIONS OF THE RENT CONTROL BOARD OFFICE OF PRICE ADMINISTRATION.

I am the true and lawful holder of the debt secured by the instrument within and hereby acknowledge the satisfaction thereof and discharge of the lien to secure. This 13 day of Oct 1949.

C. McNairy
DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said VIRGINIA PHELPS TO HER SOLE AND SEPARATE USE, FREE FROM THE MARITAL RIGHTS heirs and assigns, forever, OF HER PRESENT OR ANY FUTURE HUSBAND 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. EXCEPT FOR 1946 STATE AND COUNTY TAXES WHICH THE PURCHASERS ASSUME AND AGREE TO PAY. WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said VIRGINIA PHELPS TO HER SOLE AND SEPARATE USE, FREE FROM THE MARITAL RIGHTS OF HER PRESENT OF ANY FUTURE HUSBAND 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 - in hand paid -, the said VIRGINIA PHELPS do hereby transfer and convey unto L. A. NEWMAN, 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.