NUMBER 74430 RECORDED OCT 17, 1946 KAREN M.WEST ET VIR TO AUSTIN B. BAUGH

INSTALLMENT DEED

Book No. 1415

FOR AND IN CONSIDERATION of the sum of $700.00 SEVEN HUNDRED DOLLARS

of which EIGHTY DOLLARS has been paid in cash by

AUSTIN B. BAUGH , the receipt of which is hereby acknowledged, and for the remainder

SIX HUNDRED TWENTY DOLLARS

the said AUSTIN B. BAUGH HAS THIS DAY EXECUTED HIS SIXTY TWO MONTHLY NOTES OF TEN DOLLARS EACH PRINCIPAL WITH THE ACCUMULATED INTEREST ON ALL ADDED TO THE FACE OF EACH NOTE AS IT MATURES, MAKING THE FACE OF THE FIRST NOTE IN THE SUMS THIRTEEN AND IC/100 DOLLARS AND EACH NOTE THEREAFTER IN AN AMOUNT 5 CTS LESS THAN THE PRECEDING NOTE. THE LAST NOTE BEING IN THE SUM OF IC.05. ALL OF SAID NOTES ARE PAYABLE TO THE ORDER OF RICHARD S. WEST. THE FIRST NOTE IS DUE DECEMBER 15-1944 AND ONE NOTE ON THE 15TH OF EACH MONTH THEREAFTER UNTIL ALL ARE DUE AND PAYABLE.

DUE

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, RICHARD S. WEST AND WIFE, KAREN M.WEST

have this day bargained and sold, and do hereby transfer and convey, unto the said AUSTIN B.BAUGH, HIS heirs and ~~assigns, certain real estate in Davidson County,~~ Tennessee, as follows:

BEING LOTS NOS.15,16,17,18,19,20 AND 21 IN BLOCK NO.2 PLAN OF FISK UNIVERSITY PLACE WHICH IS RECORDED IN BOOK 421 PAGES 4 & 5 R.O.D.C. TENN.

SAID LOTS FRONT TOGETHER TWENTY FIVE (25) FEET EACH ON THE NORTH SIDE OF CLIFTON TURNPIKE AND EXTEND BACK NORTHWARDLY WITH THE WESTERN MARGIN OF 33RD AVE NORTH OR INDIA STREET 119 FEET TO AN ALLEY. AND IS PART OF THE PROPERTY CONVEYED TO KAREN M.WEST NOVEMBER 25, 1924 BY DEED OF CORRECTION OF REALTY SAVINGS BANK AND TRUST CO OF RECORD IN BOOK 660 PAGE 204, CORRECTING THE DESCRIPTION AS SET OUT IN ITS DEED EXECUTED APRIL 1 -1912 OF RECORD IN BOOK 423, PAGE 306, R.O.D.C. TENN.

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 28 day of July 1952

Attest: A. Crossfield DEPUTY REGISTER

E. Breadon Baugh

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said AUSTIN B. BAUGH, HIS 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 AUSTIN B. BAUGH, 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 ME in hand paid I, the said AUSTIN B. BAUGH do hereby transfer and convey unto WM. B. WEST, 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.