NUMBER 75065 RECORDED OCT. 23, 1946 165

Henry Edward Priest, et ux TO Murray Brosius, et ux

INSTALLMENT DEED

Book No. 1415

FOR AND IN CONSIDERATION of the sum of $800.00 Eight Hundred and No/100 DOLLARS

of which Five Hundred and no/100 DOLLARS has been paid in cash by

Murray Brosius and wife, Helen Elaine Brosius, the receipt of which is hereby acknowledged, and for the remainder

$300.00 Three Hundred and no/100 DOLLARS

the said Murray Brosius and wife, Helen Elaine Brosius have executed one jointly promissory note dated of even date herewith, payable to the order of Mildred Cleaver Priest, in the principal amount of $300.00 to be paid in 6 installments in the amount of $50.00 each or miltiples of $50.00. First installment is payable on or before November 1, 1946 and one on or before the 1st day of each consecutive month thereafter until all are due and payable.

This note bears interest at the rate of 6% per annum, interest being payable on the entire unpaid balance in installments on the 1st day of each month, beginning November 1st 1946. When as many as one installment of principal or interest is past due the entire unpaid balance hereof with interest, may be declared due and payable at the election of the holder hereof.

COPY OF RELEASE
BOOK NO. 1808 PAGE NO. 37
R.O.D.C., TENN.

~~and~~ 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 Henry Edward Priest and wife, Mildred Cleaver Priest

have this day bargained and sold, and do hereby transfer and convey, unto the said Murray Brosius and wife, Helen Elaine Brosius, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being lots Nos. 61 and 62 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said county.

Said Lot No. 61 fronts 60 feet on the westerly side of Saunders Avenue and runs back between parallel lines, with the southerly margin of Virginia Avenue, 300 feet to a dead line.

Said Lot No. 62 fronts 100 feet on the westerly side of Saunders Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Henry Edward Priest and wife, Mildred Cleaver Priest, by deed from Edward N. Tidwell, Trustee, of record in Book 1324, page 190, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Murray Brosius and wife, Helen Elaine Brosius, 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 Murray Brosius and wife, Helen Elaine Brosius, 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 Murray Brosius and wife, Helen Elaine Brosius do hereby transfer and convey unto J. A. Cleaver, 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.