INSTALLMENT DEED

FORM 1003

FOR AND IN CONSIDERATION OF the sum of $10,750.00
Ten Thousand Seven Hundred Fifty and No/100 - - - - - - - - - - - - - - - - - DOLLARS
of which $ 2,750.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their Installment Deed note, dated October 30, 1959, in the amount of $8,000.00, payable to Bacoga, Inc., in monthly installments of $51.55 each, which includes principal and interest at rate of 6% per annum. First payment being due November 30, 1959, and another payment on the same day of each month thereafter until said principal and interest are paid in full.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

Bacoga, Inc.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Preston R. Matthews and wife, Wilma Stephenson Matthews

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

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 34 on the Map of Knoll Subdivision, of record in Book 2330, page 94, Register's Office for said County, described as follows:

Said Lot No. 34 fronts 114.8 feet on the southwesterly side of Robinson Road and extends back 195.8 feet on the northwesterly line and 204 feet on the southeasterly line, to a line in the rear on which it measures 98.6 feet.

Being part of the property acquired by Bacoga, Inc., by decree of the Chancery Court in Minute Book 184, page 292, in the case of Capitol City Realty Company vs. Lands, Inc. and recorded in Book 2906, page 45, said Register's Office.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, 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 the said real estate to said grantees, 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 non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto Louis Leftwich, Jr. Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ 9,500.00 until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear. [illegible]