BK 2992

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1002

FOR AND IN CONSIDERATION OF the sum of $103,585.80
ONE HUNDRED THREE THOUSAND FIVE HUNDRED EIGHTY FIVE AND 80/100 - - - - - - - - - DOLLARS
of which $ 12,500.00 has been paid in cash by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for a part of the remainder the said grantee herein assumes and agrees to pay $73,585.80, being the remaining unpaid balance of a note dated May 2, 1959, executed by the grantor herein, payable to North Carolina Mutual Life Insurance Company for the original sum of $110,000.00, with interest, and said debt secured by a deed of trust of record in Book 1703, page 494, Register's Office for Davidson County, Tennessee, and for the remainder the grantee herein has executed his one promissory note of even date herewith, payable to the grantor herein, for the sum of $17,500.00, with interest at 6% per annum, both principal and interest payable $250.00 monthly, beginning one month from date. said payment to be applied first to payment of interest on the principal amount, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal, until the entire amount is 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,

I, IRA T. BRYANT, unmarried,

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

SAM B. WALKER

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

U-112633

Three tracts of land in Davidson County, Tennessee, as follows:
TRACT NO. ONE:

Being part of Lot No. 32 and parts of Lots Nos. 29, 30, and 31 on the Map of Wilson Springs property, as of record in Minute Book "C", page 510, and Minute Book "F", page 279, of the Chancery Court at Nashville, and of record in Book 14, page 344, of the Register's Office for said County;

TRACT NO. TWO:
Being part of Lot No. 26 on the Map of Wilson Springs property, as of record in Minute Book "C", page 510, and in Minute Book "F", page 279, of the Chancery Court at Nashville, and of record in Book 14, page 344, of the Register's Office for said County:

TRACT NO. THREE:
Being part of Lot No. 51 on the Plan of Southfield, as of record in Book "n", page 459, of the Register's Office for said County.

SAID TRACTS NOS. ONE AND THREE ARE DESCRIBED TOGETHER according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, October 22, 1956, as follows:
BEGINNING at a point in the centerline of old 7th Avenue South as abandoned, in the north margin of Lafayette Street as now located, being the southwest corner of the General Outdoor Advertising Company lot; thence with the margin of Lafayette Street, westerly 203.96 feet to a point in the east margin of an alley; thence with the margin of said alley, northerly 14.3 feet to a point; thence easterly 194.7 feet to a point in the westerly margin of 7th Avenue South, as now located; thence with the margin of 7th Averne South, as now located, southeasterly 34 feet to a point, the intersection of the center line of old 7th Avenue South as now abandoned, being the northwest corner of the Gerst lot; thence with the center line of 7th Avenue South, as abandoned, southerly 129.2 feet to the point of beginning.
said TRACT NO. TWO is described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, October 22, 1956, as follows:
BEGINNING at a point in the centerline of old 7th Avenue South as abandoned, in the south margin of Lafayette Street, in the northwest corner of the Sidney Feldman lot; thence with the center line of 7th Averne South as abandoned, southerly 61.35 feet to the north margin of Lea Averne; thence with the margin of said Avenue, westerly 113.5 feet to the east margin of a 10-foot private drive; thence with margin of the same, northerly 98.6 feet to the south margin of Lafayette Street; thence with the margin of said Street southeasterly 119.45 feet to the point of beginning.

Being property conveyed to Ira T. Bryant, by deed from A. J. Grigsby, Jr., and wife, as of record in Book 946, page 384, by deed from Alfred Hirshberg and wife, as of record in Book 971, page 352, by deed from J. Loventhal and wife, as of record in Book 965, page 280, by deed from Theo. W. Eckhardt, as of record in Book 1109, page 429, by deed from Jake Silverman and wife, as of record in Book 699, page 685, by deed from John Martin and wife, as of record in Book 1157, page 155; and by deed from John Martin and wife, as of record in Book 1340, page 375, all in Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, unto 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 unincumbered, except

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 having 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, or any part thereof, and for the

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