INSTALLMENT DEED

For and in Consideration of the sum of Nineteen Thousand, Five Hundred ($19,500.00) Dollars, of which Three Thousand Five Hundred ($3,500.00) Dollars, has been paid in cash by A. P. Johnson, Sr., and wife, Sadie Galloway Johnson the receipt of which is hereby acknowledged, and for part of the remainder Sixteen Thousand ($16,000.00) Dollars, the said A. P. Johnson, Sr., and wife, Sadie Galloway Johnson have, by these presents, assumed and agree to pay the unpaid principal balance of one promissory note executed by T. A. Clark and wife, Verna B. Clark, dated July 17, 1959, in the original principal sum of $14,000.00, the unpaid balance thereof as of this date being $13,771.11, which note is payable to the order of Home Federal Savings & Loan Association of Nashville in monthly installments of $90.21 each including principal and interest at the rate of 5% per annum and a service fee of 1% per annum, and said note is secured by a deed of trust to E. A. Goodloe, Trustee, of record in Book 2943, page 289, Register's Office for Davidson County, Tennessee, and the grantees herein expressly assume and agree to perform all the covenants and conditions of said promissory note and deed of trust; and for the remainder of the purchase price namely $2,228.89 the said A. P. Johnson, Sr., and wife, Sadie Galloway Johnson have executed their one promissory note of even date herewith for the principal sum of $2,228.89, payable to the order of T. A. Clark and wife, Verna B. Clark in five semi-annual installments, the first four installments being for the sum of $500.00, and the fifth and final installment being for $228.89. Interest at the rate of 6% per annum shall be payable on the unpaid principal balance with each semi-annual payment of principal. Said note is payable in lawful money of the United States of America to the owner and holder at any place designated in writing.

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, T. A. Clark and wife, Verna B. Clark

have this day bargained and sold, and do hereby transfer and convey unto the said A. P. Johnson Sr., and wife, Sadie Galloway Johnson their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 21 and the southerly part of Lot No. 22 on the Map of Belmont Land Company's Subdivision of Lots Nos. 63 and 64 of the O. B. Hayes' "Rokeby" Addition of record in Book 21, page 87, Register's Office for said County, and described together as follows:

Beginning at a point in the westerly margin of 14th Avenue South, 5 feet north of the common corner of Lots Nos. 20 and 21; thence westerly parallel to the line between said two lots, 150 feet to the easterly margin of an alley; thence with the margin of said alley, northerly 47.4 feet to a point at the beginning of a curve; thence around said curve, northeasterly 23.2 feet to the southerly margin of Belcourt Avenue; thence with the margin of the same, easterly 110 feet to the beginning of a curve; thence around said curve, southeasterly 32.8 feet to the westerly margin of 14th Avenue South; thence with the margin of the same, southerly 42.6 feet to the point of beginning.

Being the same property conveyed to T. A. Clark by two deeds one from Ward-Belmont, Inc., as of record in Book 2741, page 225, said Register's Office, and the other from Dainey Batson, Jr., as of record in Book 2750, page 627, said Register's Office.

This conveyance is made subject to restrictive covenants, easements and setback lines as may effect said property and to the lien of City, State and County Taxes for 1960, which have been pro-rated between the parties and assumed by the purchasers.

19 July 1962