K 3128

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1002

FOR AND IN CONSIDERATION OF the sum of $10,000.00
----------TEN THOUSAND AND 00/100---------- DOLLARS
of which $1,000.00 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 one principal note of even date, for the sum of $ 9,000.00, payable to the order of the grantors herein, in monthly installments of $40.00 each, beginning September 5, 1958, without interest,

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. we, Walter B. Curtis and wife, Lottie S. Curtis

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto ADDISON SHARPE CURTIS AND WIFE, EDNA L. CURTIS

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

Being Lot No. 25 on the Map showing Re-subdivision of certain lots in Blocks "A", "B" and "C" of the Weakley Home Place, of record in Book 547, page 12, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the northerly side of Sumner Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Walter B. Curtis and wife, Lottie S. Curtis, by deed from Dora Evelyn Sharpe, a widow, of record in Book 1813, page 9, Register's Office for said County.

We, the grantors herein, Walter B. Curtis and wife, Lottie S. Curtis, reserve for ourselves a life estate in the hereinabove described property and further agree that during such life tenancy we agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due. We further agree to keep property covered with fire insurance on the insurable value and pay premiums when due.

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 unincumbered.

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 being 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 hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantors herein do hereby transfer and convey unto Joe B. Johnson, Sr. Trustee, his successor and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, to the purposes aforesaid, and

WEC
LSC

the insurable value

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