BK 3430

INSTALLMENT DEED — The DAVIDSON COUNTY TITLE INSURANCE CO. INC.

FOR AND IN CONSIDERATION OF the sum of ELEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100- DOLLARS

of which $ 500.00 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 two promissory notes of even date herewith: (1) in principal amount of $500.00 payable on or before January 1, 1963, with interest at the rate of 6%, and (2) in the principal amount of $300.00 payable on or before July 1, 1963, with interest at the rate of 6%; and as a further part of the total consideration for this conveyance the grantees herein assumes and agrees to pay the unpaid balance of an indebtedness evidenced by note and secured by a Deed of Trust of record in Book 2918, page 631, Register's Office for Davidson County, Tennessee,

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, Glover C. Andrews, Jr. and wife, Audrey Andrews,

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

George Dewey Norman and wife, Betty Sue Norman,

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

Land in Davidson County, Tennessee, being Lot No. 92 on the Map of Donelson Hills, of record in Book 2331, pages 22 and 23, Register's Office for said County.

Said Lot No. 92 fronts 65 feet on the northwesterly side of Dearborn Drive and runs back between lines, 451 feet on the southwesterly line and 493.2 feet on the northeasterly line, which is a broken line, to the right-of-way of the Tennessee Central Railroad, on which it measures 118 feet.

Being the same property conveyed to Glover C. Andrews, Jr. and wife, Audrey Andrews, by deed from Howard D. Fields and wife, Jane F. Fields, of record in Book 2903, page 395, Register's Office for Davidson County, Tennessee.

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 grantors herein do hereby transfer and convey unto Clarence O. Ingram, 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 grantors 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 insurable value 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]