Installment Deed

FOR AND IN CONSIDERATION of the sum of TWENTY NINE THOUSAND FIVE HUNDRED ($29,500.00) *Dollars,*

of which FIVE THOUSAND NINE HUNDRED ($5,900.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder TWENTY THREE THOUSAND SIX HUNDRED ($23,600.00) *Dollars,*

T. Theodore Wilburn *has executed*

his one certain promissory note of even date herewith in the principal sum of $23,600.00, said note bearing interest from date at the rate of 6% per annum, and being payable to the order of Clark B. Rollins, Jr., and payable in 240 equal monthly installments of ONE HUNDRED SIXTY NINE AND 09/100 ($169.09)DOLLARS each, which includes principal and interest, the first of said installments being due on or before April 25th,1964, and a like installment being due and payable monthly thereafter until the whole of said principal and interest is fully paid. Said installments will be first credited to interest on the unpaid principal balance, monthly, and the remainder credited to principal,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, Clark B. Rollins, Jr., and wife, Margaret Ann Hosier Rollins, *have this day bargained and sold, and do hereby transfer and convey unto the said* T. Theodore Wilburn, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Forest Park, of record in Book 2900, page 122, Register's Office for said County.

SAID Lot No. 4 fronts 254 feet on the northerly side of Evansdale Drive and runs back between lines, 309.7 feet on the easterly side and 324 feet on the westerly side to a dead line in the rear, measuring 30 feet thereon.

BEING the same property conveyed to Clark B. Rollins, Jr., by deed from James J. Tucker and wife, Elaine H. Tucker, of record in Book 3505, page 63, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3162, page 513, and Book 3429, page 111, and easements shown on the Plan of Record in Book 2900, page 122, all of said Register's Office; also subject to zoning regulations of Oak Hill.

In addition to the said monthly installments of principal and interest above set forth Grantee does hereby covenant and agree that he will pay to Grantor on the 25th day of each month, until the note is fully paid, an installment of the taxes and assessments levied or to be levied against the foregoing premises and an installment of the premium or premiums that will become due and payable to renew the insurance on the said premises to insure against loss by fire and extended coverage as may be required by Grantor in amounts and in a company or companies satisfactory to Grantor.