INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1006

FOR AND IN CONSIDERATION OF the sum of $12,000.00 DOLLARS

TWELVE THOUSAND AND NO/100--

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 herein have executed their one, promissory note of even date herewith, for the principal sum of ELEVEN THOUSAND FIVE HUNDRED DOLLARS ($11,500.00) payable to the GRANTORS herein, with interest at 6% per annum, both principal and interest payable ONE HUNDRED TWENTY SEVEN AND 68/100 DOLLARS ($127.68) monthly, beginning one month from date; said payments to be applied first to payment of interest on the principal sum, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to principal, until ten years from date when the entire amount will be due and payable,

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, ERLON E. TAYLOR AND WIFE, LILLY F. TAYLOR

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

MORRIS SPEER AND WIFE, DORIS SPEER

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

Being the southerly 50 feet of the northerly 87½ feet of Lots No. 51, 52 and 53 and the southerly 50 feet of the northerly 87½ feet of the easterly 10 feet of Lot No. 54 on the Map of O. Ewing's Addition to Nashville, of record in Book 21, page 120, Register's Office for said County.

Said parts of said lots front 50 feet on the westerly side of 7th Avenue South, formerly Stevenson Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to ERLON E. TAYLOR AND WIFE, LILLY F. TAYLOR by deed from Cornelia Finch of record in Book 3165, page 387, said Register's Office.

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 grantees herein do hereby transfer and convey unto John C. Jeffords, Jr. Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes [illegible] only. We, the said grantees do hereby agree to keep [illegible] erected on said property, insured [illegible] insurable [illegible] until the notes herein secured are [illegible]