NUMBER 52556. MRS. GEORGIA A.WRITESMAN ET AL. TO JAS.S.BURNS ET UX. RECORDED SEPT.27,/

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of $5000.00 FIVE THOUSAND & NO/100 ..... DOLLARS of which ONE THOUSAND & NO/100 ..... DOLLARS has been paid in cash by JAS. S. BURNS AND MARY T.BURNS, the receipt of which is hereby acknowledged, and for the remainder FOUR THOUSAND DOLLARS the said JAMES S.BURNS AND MARY T. BURNS ha.VE EXECUTED AND DELIVERED EIGHTY PROMISSORY NOTES FOR FIFTY DOLLARS EACH OF EVEN DATE HEREWITH MADE PAYABLE TO THE ORDER OF MRS. GEORGIA A. WRITESMAN. THE FIRST ONE OF SAID NOTES FALLS DUE NOVEMBER 1ST, 1923 AND THE OTHERS ON THE FIRST DAY OF EACH MONTH THEREAFTER UNTIL ALL ARE PAID.

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's fees, a lien is expressly retained on the land herein conveyed, WE, GEORGIA A. WRITESMAN AND HUSBAND HIRAM A. WRITESMAN have this day bargained and sold, and do hereby transfer and convey unto the said JAMES S. BURNS AND MARY T. BURNS heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT (2) TWO IN THE RESUBDIVISION OF CERTAIN LOTS IN WEST END ANNEX AS PER PLAN OF RECORD IN BOOK 421, AT PAGE 79, R.O.D.C. TENN. SAID LOT (2) TWO FRONTS NINETY FEET ON THE SOUTH SIDE OF WYOMING AVENUE (FORMERLY SIXTH AVENUE) AND EXTENDS BACK SOUTHWARDLY BETWEEN PARALLEL LINES ON THE EAST LINE TWO HUNDRED & THIRTY EIGHT (238) FEET AND ON THE WEST LINE TWO HUNDRED AND THIRTY-THREE & 3/10 (233.3) FEET TO AN ALLEY MEASURING NINETY-ONE AND 4/10 FEET (91.4) ON THE NORTH MARGIN OF SAID ALLEY.

THIS IS THE SAME LAND CONVEYED TO TELLENS GANN AND WIFE COLMER D. GANN BY DEED FROM JAMES A. BOWLING BOOK 481 PAGE 364, R.O.D.C. TENN. AND BY SAID GANN & WIFE TO MRS. GEORGIA A. WRITESMAN BY DEED RECORDED IN BOOK 522 AT PAGE 12 R.O.D.C. TENN.

We the lawful owners and holder of notes herein described, do hereby acknowledge the full payment of said notes and the lien on the within described property, held to secure the payment of said notes. This 2nd day of Oct. 1929
Witness: J. O. Bond Jr. Deputy Register
Nashville Trust Co
By Fred D. Thomas
Asst. V.P.

To Have and to Hold said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES S. BURNS AND MARY T. BURNS 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 said real estate to said JAMES S. BURNS AND MARY T. BURNS 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 nonpayment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar on US in hand paid, WE, the said JAMES S. BURNS AND MARY T. BURNS do hereby transfer and convey unto W. B. PAUL, 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 JAMES S. BURNS AND MARY T. BURNS, 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 $ 3500.00 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 notes, as HER interest may appear.

WE further 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; and in case WE fail to do either, then the said Trustee or the lawful owner and holder of said notes, or any of them, may do any or all of these things and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment.

Now, if WE, the said JAMES S. BURNS AND MARY T. BURNS, shall pay the notes aforesaid when due, according to their terms and pay taxes, keep up repairs, and keep said premises insured as aforesaid, then this trust conveyance shall be of no further force or effect. But if WE fail to pay any one of said notes or part thereof promptly at maturity, or if, failing to pay taxes, keep up repairs, or keep said premises insured as herein provided, WE fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once without notice, and the said Trustee or his successor in trust is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly published in Davidson County, Tennessee, to sell said property at the south door of the Courthouse in said County to the highest bidder, for cash, at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee or his successor in trust is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance.

WE agree that the Trustee may, at any time after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. WE further agree that in the event the Trustee fails, before selling said property as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien, as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance or the enforcement of said lien; also the expenses of any such litigation.

2d. To the payment of all taxes which may be unpaid on said premises.

3d. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to JAMES S. BURNS AND MARY T. BURNS representatives or assigns.

In case of the death, absence, inability, or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or if more than one, then the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing, to be recorded in the Register's office for Davidson County, Tennessee, and the title herein conveyed to W. B. PAUL, Trustee, shall be vested in said successor.

Said Trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

In Witness Whereof, We, the said GEORGIA A. WRITESMAN AND HIRAM A. WRITESMAN and JAMES S. BURNS AND MARY T. BURNS, bereunto set our hands at NASHVILLE, Tennessee, this the 15 day of SEPT. 1923.

MRS. GEORGIA A. WRITESMAN
HIRAM A. WRITESMAN
JAMES S. BURNS
MARY T. BURNS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. B. PAUL, a Notary Public in and for said County and State, the within-named MRS. GEORGIA A. WRITESMAN, HIRAM A. WRITESMAN JAMES S. BURNS AND MARY T. BURNS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MRS. GEORGIA A. WRITESMAN AND MARY T. BURNS wi VES of the said HIRAM A. WRITESMAN AND JAMES S. BURNS, RESPECTIVELY having appeared before me privately and apart from THEIR husband S, the said GEORGIA A. WRITESMAN & MARY T. BURNS acknowledged the execution of the said instrument to have been done by THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR said husband S, and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE, Tennessee, this 17 day of SEPT. 1923.

My commission expires on the -- day of -- 192 (SEAL) W. B. PAUL, Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, , a Notary Public in and for said County and State, the within-named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

And wi of the said having appeared before me privately and apart from husband, the said , acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband, and for the purposes therein expressed.

Witness my hand and official seal at , Tennessee, this day of , 192

My commission expires on the day of . 192 , Notary Public.

U.S.R.S. $5.00
RECEIVED SEPTEMBER 17, 1923, 1:01 P.M.