INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of ($2100.00) TWENTY ONE HUNDRED .....DOLLARS of which ..... DOLLARS has been paid in cash by ..... , the receipt of which is hereby acknowledged, and for the remainder ..... DOLLARS the said ..... ha.....

TO BE PAID AS FOLLOWS:- ASSUMPTION OF $1200.00 NOTE, SECURED BY DEED OF TRUST TO D. R. WRENNE, TRUSTEE, AS OF RECORD IN BOOK 538, PAGE 46, OF THE R.O.D.C. TENN. SAID NOTE BEING DATED OCTOBER 20, 1919, EXECUTED BY GRANTOR, AND DUE THREE YEARS AFTER DATE, BEING OCTOBER 15, 1922, AND FOR THE REMAINDER OF THIRTEEN HUNDRED ($1300.00) DOLLARS THE SAID MARY A. WEBB, WIFE OF ROBERT S. WEBB, HAS EXECUTED HER FIFTY-TWO (52) PROMISSORY NOTES, OF EVEN DATE HEREWITH, FOR THE SUM OF TWENTY FIVE ($25.00) DOLLARS, EACH, PAYABLE TO THE ORDER OF HOMER J. TIPPIT, AND THE FIRST ONE OF SAID NOTES IS DUE ON MARCH 1, 1921, AND ONE NOTE ON THE FIRST DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE PAID IN FULL,

The entire debt secured herein having been paid in full to the holder thereof, I hereby release the lien hereof upon the land described herein. This 3-3 day of [illegible] 1923.

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, I, HOMER J. TIPPIT, UNMARRIED (MY WIFE, RHODA B. TIPPIT, HAVING DIED INTESTATE ON THE 18 DAY OF NOVEMBER 1920), have this day bargained and sold, and do hereby transfer and convey unto the said MARY A. WEBB, WIFE OF ROBERT S. WEBB, TO HER SOLE AND SEPARATE USE AND BENEFIT, WITH REMAINDER TO HER ~~heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:~~

HER SAID HUSBAND, ROBERT S. WEBB, THEIR HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO. 43 ON THE PLAN OF IDLEWILD AS OF RECORD IN BOOK NO. 161, PAGE NO. 120, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 43 FRONTS FIFTY (50) FEET ON THE SOUTH SIDE OF HALCYON AVENUE, AND RUNS BACK, BETWEEN PARALLEL LINES, ONE HUNDRED FIFTY (150) FEET TO AN ALLEY.

AND IS THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED OF MARY E. SCRUGGS, WIDOW, AND OTHERS DATED JULY 21, 1913, AS OF RECORD IN BOOK NO. 528, PAGE 383, OF THE R.O.D.C. TENN. TO WHICH REFERENCE IS HAD FOR PARTICULARS, AND BEING CITY NO. 1113 HALCYON AVENUE.

POSSESSION ON AND AFTER DATE AND DELIVERY OF THIS DEED.

AND IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE PROPERTY HEREIN DESCRIBED IS CONVEYED TO THE SAID MARY A. WEBB, WIFE OF THE SAID ROBERT S. WEBB, TO HER SOLE AND SEPARATE USE AND BENEFIT, FREE FROM THE DEBTS, CONTRACTS OR LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND, FOR THE TERM OF HER NATURAL LIFE, WITH REMAINDER TO SAID HUSBAND, ROBERT S. WEBB OR IN CASE SHE SURVIVES HER PRESENT HUSBAND, TO THEIR HEIRS.

To Have and to Hold said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MARY A. WEBB, WITH REMAINDER TO HER HUSBAND, ROBERT S. WEBB, THEIR ..... heirs and assigns, forever. I ..... covenant that I AM ..... will be seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered. EXCEPT BY A CERTAIN MORTGAGE NOTE OF $1200.00, WHICH IS ASSUMED BY GRANTEE HEREIN.

I ..... further covenant and bind MYSELF, MY ..... heirs and representatives, to warrant and forever defend the title to said real estate to said MARY A. WEBB, WITH REMAINDER TO HER SAID HUSBAND, 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 nonpayment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar to US ..... in hand paid, WE ....., the said MARY A. WEBB, AND HUSBAND, ROBERT S. WEBB ..... do hereby transfer and convey unto J. T. TIPPIT ....., 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 MARY A. WEBB AND HUSBAND, ROBERT S. WEBB ....., 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 $.1200.00 ..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 his 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 MARY A. WEBB, AND HUSBAND, ROBERT S. WEBB ....., 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 MARY A. WEBB, HER ORDER ..... 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 J. T. TIPPIT ....., 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 HOMER J. TIPPIT, UNMARRIED, AS AFORESAID ..... and MARY A. WEBB AND HUSBAND, ROBERT S. WEBB ....., hereunto set our hands at NASHVILLE ....., Tennessee, this the 3RD day of FEBRUARY ....., 1923.

HOMER J. TIPPIT
MARY A. WEBB
ROBERT S. WEBB

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. RUFUS PARDUE ....., a Notary Public in and for said County and State, the within-named HOMER J. TIPPIT, UNMARRIED, AND MARY A. WEBB AND HUSBAND, ROBERT S. WEBB ..... the bargainor S., with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

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

Witness my hand and official seal at NASHVILLE, Tennessee, this 4TH day of FEBRUARY, 1923.
My commission expires on the 7 day of OCT. 1923. (SEAL) W. RUFUS PARDUE, 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 ....., wife 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. $1.50
RECEIVED OCTOBER 9, 1923, 9:30 A.M.