NUMBER 78850 R EVA KOMASOR TO AARON BOSTICK, RECORDED SEPT. 18, 1925

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of $700.00 SEVEN HUNDRED DOLLARS
which $50.00 FIFTY DOLLARS has been paid in cash by AARON BOSTICK, the receipt of which is hereby acknowledged, and for the remainder $650.00 SIX HUNDRED AND FIFTY DOLLARS the said AARON BOSTICK has EXECUTED HIS (32) THIRTY TWO PROMISSORY NOTES IN THE SUM OF($20.00) EACH AND THE LAST ONE IN THE SUM OF $10.00 TEN DOLLARS, WITH A LIEN RETAINED UPON THE LAND HEREIN DISCRIBED, TO SECURE THE PAYMENT THEREOF.

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, EVA KEMISAR AND HUSBAND IKE KEMISAR have this day bargained and sold, and do hereby transfer and convey unto the said AARON BOSTICK HIS heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

PARTS 3 & 4 IN THE JOHN LUNDONSTHIRD ADDITION TO NASHVILLE, AS OF RECORD IN BOOK NO.5 7, PAGE 106, R.O.D.C., TENN. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FRONTING 55 FEET ON PARTEE ST. 30 FEET FROM THE SOUTH CORNER OF MILL ST. RUNS BACK WESTERLY 100 FEET TO AN ALLEY, AND RUNS 55 FEET WITH THE ALLEY THENCE EASTERLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EVA KEMISAR X BY WHITEMAN, AS OF RECORD IN BOOK NO.545, PAGE 524, R.O.D.C., TENNESSEE.

THIS B BEING A DEED OF CORRECTION, OF DEED OF RECORD IN BOOK NO.654, PAGE NO.237, NOTED IN NOTE BOOK 34, REGISTERED JANUY. 13TH.1925.

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The entire debt secured herein having been paid in full, the lawful owner and holder thereof hereby releases the lien on the within described property and cancels the payments of said debt.
This 8 day of Aug. 1927
Attest: Geo. E. Kannard Notary Pub.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said AARON BOSTICK, HIS heirs and assigns, forever. WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have 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 AARON BOSTICK AND HIS 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 ME in hand paid, I, the said AARON BOSTICK do hereby transfer and convey unto JOHN J. GORE, Trustee, the unincumbered real estate above described, with the appurtenances, estate, title, and interest thereto belonging, for the purpose aforesaid. To have and

I, the said AARON BOSTICK 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 $ 500.00 J. [illegible] 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.

I 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 I 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 herein, the same to bear interest from the date of such payment.

Now, if I HE, the said AARON BOSTICK, 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 HE 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, OR 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 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 EVA KEMISAR, 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-matured 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 AARON BOSTICK JOHN J. GORE, 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 of settlement in relation to his trusteeship.

In Witness Whereof, We, the said EVA KOMISAR and AARON BOSTICK, hereunto set our hands at NASHVILLE, Tennessee, this the - day of - , 192-

I. KAMISAR
EVA KOMISER
AARON BOSTICK
FRANCES BOSTICK

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GEO. E. KANNARD, a Notary Public in and for said County and State, the within-named IKE KOMISAR AND AARON BOSTICK, the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And EVA KOMISAR AND FRANCIS BOSTICK, wife of the said IKE KOMISAR AND AARON BOSTICK having appeared before me privately and apart from THEIR husband S, the said EVA KOMISAR AND FRANCIS BOSTICK, 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 8 day of AUG., 1923

My commission expires on the 10TH day of OC T., 1927. (SEAL) GEO. E. KANNARD, Notary Public

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within-named [illegible], the bargainor, with whom I am personally acquainted, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained.

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

Witness my hand and official seal at [illegible], Tennessee, this [illegible] day of [illegible], 192-

My commission expires on the [illegible] day of [illegible], 192- [illegible], Notary Public