NUMBER 86313, RECORDED MARCH 25, 1926, JOHN A BEALAFELT ET UX TO T.A. CLIMER ET UX

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of (3200.00) THIRTY TWO HUNDRED & NO/100 DOLLARS of which FOUR HUNDRED & NO/100 DOLLARS has been paid in cash by T.A. CLIMER AND WIFE CORA LEE CLIMER, the receipt of which is hereby acknowledged, and for the remainder (2800.00) TWENTY EIGHT HUNDRED AND NO/100 DOLLARS, the said T.A. CLIMER AND WIFE CORA LEE CLIMER ha VE EXECUTED AND DELIVERED THEIR ONE HUNDRED TWELVE JOINT MONTHLY PRUMISSORY NOTES FOR TWENTY FIVE DOLLARS EACH OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF JOHN A. BEALAFELT BUT ALL OF THESE NOTES PAYABLE ON OR BEFORE THEIR DATE OF MATURITY THE FIRST OF WHICH FALLS DUE MARCH 11,1926, AND ONE EACH MONTHLY THEREAFTER THE LAST NOTE MATURING JUNE 11,1935.

all of said notes bearing six per cent interest from date, and providing for payments 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, JOHN A. BEALAFELT AND WIFE AGNES M. BEALAFELT have this day bargained and sold, and do hereby transfer and convey unto the said T.A.CLIMER AND WIFE CORA LEE CLIMER, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 6 IN BLOCK "C" IN PRIEST HOME PLACE SUBDIVISION A PLAN OF WHICH IS OF RECORD IN BOOK NO. 161, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF FATHERLAND STREET FORMERLY VAN SINDERIN STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. BEALAFELT AS OF RECORD IN BOOK 689 PAGE 566, R.O.D.C. TENNESSEE.

Filed for record this 6th day of March 1926 at 11:24 A.M. Joseph N. Dawson DEPUTY REGISTER

Attest: Joseph N. Dawson REGISTER

I AGREE TO PAY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said T.A. CLIMER AND WIFE CORA LEE CLIMER, THEIR 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. EXCEPT BY 1926 TAXES WHICH SAID VENDEES/

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said T.A. CLIMER AND WIFE CORA LEE CLIMER, 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 T.A.CLIMER AND WIFE CORA LEE CLIMER do hereby transfer and convey unto I.H. GIBSON, 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 T.A. CLIMER AND WIFE CORA LEE CLIMER, 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 $2500.00 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 herein, the same to bear interest from the date of such payment.

Now, if WE, the said T.A. CLIMER AND WIFE CORA LEE CLIMER, 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 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.

FOR 60 DAYS

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 T.A. CLIMER & WIFE CORA LEE CLIMER, THEIR 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 shall 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 I.H. GIBSON 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 JOHN A. BEALFELT AND WIFE AGNES M. BEALFELT and T.A.CLIMER AND WIFE CORA LEE CLIMER, hereunto set our hands at NASHVILLE, Tennessee, this the 11TH DAY OF FEBRUARY, 192 6.

JOHN A. BEALAFELT
AGNES M. BEALAFELT
T.A. CLIMER, CORA LEE CLIMER

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOSEPH N. DAWSON, a Notary Public in and for said County and State, the within-named JOHN A. BEALAFELT AND WIFE AGNES M. BEALAFELT AND T.A. CLIMER AND WIFE CORA LEE CLIMER the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And AGNES M. BEALAFELT AND CORA LEE CLIMER wives of the said JOHN A. BEALAFELT AND T.A. CLIMER having appeared before me privately and apart from THEIR husbands, the said AGNES M. BEALFELT AND CORA LEE CLIMER, acknowledged the execution of the said instrument to have been done by THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR said husbands, and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE, Tennessee, this 4TH day of Marsh, 192 6.

My commission expires on the 8 day of OCT, 1929 (SEAL) JOSEPH N. DAWSON, 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. $3.50
REC'D MARCH 6, 1926 AT 11:24 A.M.