Number 19703 RECORDED OCT 28, 1927. HENRY P.CLARK TO JOSEPH W.TANT, ET UX.

V

INSTALLMENT DEED

($2751.00)

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND SEVEN HUNDRED FIFTY ONE & NO/100THS DOLLARS of which ONE & NO/100THS ($1.00) DOLLARS has been paid in cash by JOSEPH W.TANT AND WIFE EULA MAY TANT the receipt of which is hereby acknowledged, and for the remainder OF TWO THOUSAND SEVEN HUNDRED FIFTY & NO/100THS ($2750.00) DOLLARS the said JOSEPH W.TANT AND WIFE EULA MAY TANT HAVE ASSUMED A NOTE OF $1100.00 SECURED BY DEED OF TRUST TO A.B.BENEDICT, TRUSTEE, RECORDED IN BOOK 760, PAGE 27, R.O.D.C.TENN ; SAID NOTE BEING DATED JUNE 14TH, 1927, AND DUE THREE YEARS FROM DATE WITH INTEREST AND FOR THE REMAINDER OF $1650.00, THE SAID JOSEPH W.TANT AND WIFE EULA MAY TANT HAVE EXECUTED THEIR 66 PROMISSORY NOTES OF $25.00 EACH WITH INTEREST FROM DATE AT 6% DUE MONTHLY THE FIRST OF WHICH IS DUE ON OR BEFORE NOVEMBER 1, 1927, AND ONE ON EACH OF THE FIRST DAYS OF EACH MONTH THEREAFTER UNTIL ALL ARE PAID, LIEN RETAINED TO SECURE AND MAKE CERTAIN THE PAYMENT OF ALL OF SAID NOTES OR ANY RENEWAL OR EXTENSION.

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.

I, HENRY P.CLARK, AN UNMARRIED MAN,

have this day bargained and sold, and do hereby transfer and convey, unto the said JOSEPH W.TANT AND WIFE EULA MAY TANT, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 7 BLOCK NO. 15, ON THE PLAN OF THE CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE AS OF RECORD IN BOOK 57, PAGE 160 AND 161, REGISTER'S OFFICE FOR SAID COUNTY.SAID LOT NO. 7 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF POLK AVENUE, FORMERLY 1ST, AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 40TH., AVENUE, NORTH, FORMERLY STUMB OR "C" STREET, 150 FEET TO AN ALLEY. AND BEING THE SAME PROPERTY CONVEYED TO SAID HENRY P,CLARK BY DEED RECORDED IN BOOK 784, PAGE 10, R.O.D.C.TENNESSEE, TO WHICH REFERENCE IS MADE.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 27 day of July 1928

Attest: [illegible] DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JOSEPH W.TANT AND WIFE EULA MAY TANT, THEIR heirs and assigns, forever. I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unincumbered.

I DO further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said JOSEPH W.TANT AND WIFE EULA MAY TANT 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 JOSEPH W.TANT AND WIFE EULA MAY TANT

do hereby transfer and convey unto BRADLEY WALKER, 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 JOSEPH W.TANT AND WIFE EULA MAY TANT, 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 $2000.00 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 agrees 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 JOSEPH W.TANT AND WIFE EULA MAY TANT, 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, IF 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 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.

2nd. 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 JOSEPH W.TANT AND WIFE EULA MAY TANT, 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 BRADLEY WALKER 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 HENRY P.CLARK and JOSEPH W.TANT AND WIFE EULA MAY TANT, hereunto set our hands at NASHVILLE, Tennessee, this the 28 day of SEPTEMBER, 1927.

HENRY P.CLARK
JOSEPH W.TANT
EULA MAY TANT

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOSEPH MARTIN, a Notary Public in and for said County and State, the within-named HENRY P.CLARK, AN UNMARRIED MAN, JOSEPH W.TANT, AND WIFE EULA MAY TANT the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And EULA MAY TANT, wife of the said JOSEPH W.TANT having appeared before me privately and apart from HER husband, the said EULA MAY TANT, 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 29TH day of SEPT. 1927.

My commission expires on the 7 day of JANUARY, 1930. (Seal) JOSEPH MARTIN. Notary Public.

REC'D SEPT. 30, 1927 AT 1:15 P.M.