Steger-Miller

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of FORTY-FIVE HUNDRED ($4500.00) DOLLARS
of which ONE THOUSAND ($1000.00) DOLLARS has been paid in cash by
C.R.RUSSELL AND WIFE LEMIE F.RUSSELL, , the receipt of which is hereby acknowledged, and for the remainder
THIRTY-FIVE HUNDRED ($3500.00) DOLLARS
the said C.R.RUSSELL AND WIFE LEMIE F.RUSSELL,

HAVE ASSUMED AND AGREED TO PAY AN INDEBTEDNESS OF TWENTY-FIVE HUNDRED ($2500.00) DOLLARS SECURED BY DEED OF TRUST FROM ATWELL L.JORDAN (UNMARRIED) TO CHARLES F.LOVELL, TRUSTEE, DATED MARCH 31, 1927, OF RECORD IN BOOK NO.744, PAGE 43, PAYABLE TO THE COMMERCE UNION BANK, ON MARCH 31, 1930, WITH INTEREST FROM DATE OF THIS INSTRUMENT. AND FOR THE REMAINDER OF ONE THOUSAND ($1000.00) DOLLARS, THE SAID C.R.RUSSELL AND WIFE, LEMIE F.RUSSELL, HAVE EXECUTED THEIR TWENTY JOINT PROMISSORY NOTES, DATED AUGUST 1, 1929, FOR THE SUM OF FIFTY ($50.00) DOLLARS EACH. THE FIRST ONE OF SAID NOTES IS DUE AND PAYABLE ON OR BEFORE SEPTEMBER 1, 1929, AND THE OTHERS ARE PAYABLE MONTHLY THEREAFTER UNTIL ALL ARE PAID. SAID NOTES ARE PAYABLE TO THE ORDER OF A.L.JORDAN.

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, A.L.JORDAN, (UNMARRIED)

have this day bargained and sold, and do hereby transfer and convey, unto the said

C.R.RUSSELL AND WIFE, LEMIE F.RUSSELL, THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOTS NOS. 326 AND 327 ON THE PLAN OF THE HIGHLAND LAND COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK NO.421, PAGE 14, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 326 AND 327 FRONT 25 FEET EACH ON THE WESTERLY SIDE OF PENNOCK AVENUE AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ATWELL L.JORDAN, BY THERESA E.SMYTH AND HUSBAND, EDWARD J.SMYTH, BY DEED DATED AUGUST 7, 1923, OF RECORD IN BOOK NO.621, PAGE 289, SAID REGISTERS OFFICE.

TAXES FOR THE YEAR 1929 TO BE PRO RATED.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said C.R.RUSSELL AND WIFE, LEMIE F.RUSSELL, 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 EXCEPT AS HEREIN STATED.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said C.R.RUSSELL AND WIFE, LEMIE F.RUSSELL, 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 C.R.RUSSELL AND WIFE LEMIE F.RUSSELL, do hereby transfer and convey unto H.S.JORDAN, 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 C.R.RUSSELL AND WIFE LEMIE F.RUSSELL, 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 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 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 C.R.RUSSELL AND WIFE, LEMIE F.RUSSELL, 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 outcery, 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 conveyence.

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.

3rd. 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 C.R.RUSSELL AND WIFE, LEMIE F.RUSSELL, 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 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 H.S.JORDAN, 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 A.L.JORDAN, C.R.RUSSELL AND WIFE, LEMIE F.RUSSELL, and , hereunto set our hands at NASHVILLE, Tennessee, this the 1 day of AUGUST, 19 29.

A.L.JORDAN
C.R.RUSSELL
LEMIE F.RUSSELL

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G.A.MYERS, a Notary Public in and for said County and State, the within-named C.R.RUSSELL AND WIFE, LEMIE R.RUSSELL, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And LEMIE F.RUSSELL, C.R.RUSSELL, having appeared before me privately and apart from HER husband, the said C.R.RUSSELL, 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 ----- , Tennessee, this 3 day of AUG. , 19 29.

My commission expires on the 1 day of SEPT. , 19 31. (Seal) G.A.MYERS Notary Public.

RECD SEPT 11, 1929 AT 1.02 P M

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, , a Notary Public in and for the State and County aforesaid, appeared and with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the and of the , the within-named bargainor, a corporation, and that they, as such and respectively, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by said as , and affixing the corporate seal thereto, and attesting the same, by said as

Witness my hand and official seal at office, at Nashville, Tennessee, on this the day of

(Seal)

Notary Public.

My commission expires