INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1068

FOR AND IN CONSIDERATION OF the sum of $7,950.00
- - - - - - - - - - SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 - - - - - - - - DOLLARS
of which $1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees executed their one Installment Deed note of even date herewith, in the principal sum of $6,950.00 payable to the order of V. Lawson Tidwell and wife, Lillian Tidwell in 180 monthly installments as follows: on the 13th day of September, 1956, the sum of ($50.55) Fifty-eight Dollars and Sixty five Cents, and thereafter a like amount on or before the 13th day of each succeeding month to be applied first to the payment of interest at the rate of 6% per annum on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the principal sum until the entire amount, both principal and interest, has been paid in full, and said note

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

We, V. Lawson Tidwell and wife, Lillian Tidwell,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Oscar Crawford and wife, Fannie Julia Crawford

hereinafter called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th formerly 23rd, Civil District of Davidson County, being part of Lot No. 11 on the plan of the partition of the Elias Stanford estate, of record in Plan Book 2, Page 85, Chancery Court at Nashville, Tennessee, according to a survey made by Orle Drake, County Surveyor, September 6, 1935, as follows:
BEGINNING in the center of the Hydes Ferry Pike, at a corner of the Cato property; thence with said Cato's line, North 43 degrees 30 minutes East 140.5 feet to a stake at a corner of the Abernathy property; thence with the line of the Abernathy property, North 46 degrees West 200.5 feet to a corner of the property conveyed to Joe Walker by deed from Mrs. Jewel Doyle, of record in Book 1093, Page 312, Register's Office for said County; thence with said Walker's line, South 43 degrees West 117 feet, more or less, to the center of Hydes Ferry Pike; thence with the center of said Pike South 47 degrees 30 minutes East 217 feet to the beginning.
being the same property conveyed to V. Lawson Tidwell and wife, Lillian Tidwell, by deed from Mrs. Alma Hargrove, of record in Book 1776, Page 176, Register's Office for said County.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, 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 note or notes, and rendering unnecessary any proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein, do hereby transfer and convey unto [illegible] 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 grantees 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 amount of $7,950.00 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 said 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 thing, 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 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 grantees, 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 void, to further force or effect. But if we fail to pay any one of said notes or any 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 such with interest, as 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 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 front door of the Court House 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 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 the 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: