K 2652

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1003

FOR AND IN CONSIDERATION OF the sum of Seven Hundred ($700.00) Dollars
DOLLARS

of which $ 400.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their 12 promissory notes of even date herewith in the principal sum of $25.00 each for the 1st eleven and $14.00 for the 12th, each bearing interest at 6% added to the face of the note so that the first note will be for $26.14 each note increasing 14 cents.

It is further agreed that if a Title Policy is required, the buyers will pay one-half the costs thereof and the seller the other half.

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,

Mary Christom, widow of George Christom, deceased,

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

Robert Ross and wife, Henrietta Ross

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

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 13 on the Map of Dr. Boyd McNairy's Subdivision, of record in Book 21, page 93, Register's Office for said County, and described as follows:

Beginning at a point on the easterly side of 24th Avenue, North, formerly Foster Street, the northwest corner of said lot where the same intersects a 15-foot alley; thence eastwardly along the southerly margin of said alley 169 feet to a point in same 10 feet west of the easterly line of said Lot No. 13; thence southwardly parallel with the east line of said Lot No. 13, 65 feet to a point; thence westwardly at right angles to said alley to a point in the easterly margin of 24th Avenue, North; thence northwardly along the easterly margin of said Avenue 80 feet to the point of beginning.

Being the same property conveyed by Nora Collier, widow, to George Christom and wife, Mary Christom by deed dated February 6, 1953 of record in Book 2148, Page 66, Said Register's Office for Davidson County, Tennessee, the said George Christom having since died. AND BEING THE SAME PROPERTY WHICH APPEARS OF RECORD BY DEED OF CORRECTION RECORDED IN BOOK 2245, PAGE 259, SAID REGISTER'S OFFICE AND TO WHICH DEED OF CORRECTION REFERENCE IS HERE MADE FOR A MORE ACCURATE AND PARTICULAR DESCRIPTION OF THE PREMISES HEREIN CONVEYED.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to 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 lien notes, and rendering unnecessary court 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 Z. Alexander Looby, 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 sum of $ 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, 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 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 of no further force or effect. But if we 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; 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 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:

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