BK 2691

FORM 1003

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FOR AND IN CONSIDERATION OF the sum of Five Thousand Seven Hundred Sixty ($5760.00) DOLLARS of which $ 10.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees, Fred Johnson, Jr. and wife, Ora Lee Johnson, have executed and delivered their joint promissory note of even date herewith, executed by them payable to the order of Capitol City, Incorporated, in the principal sum of Five Thousand Seven Hundred Fifty ($5750.00) Dollars, which note is payable in Two Hundred Eighty Eight (288) equal monthly installments of Thirty Seven and 72/100 Dollars, each, the first of said payments being due and payable on August 15, 1957, and a like installment being due and payable each month thereafter on the 15th. day of each and every month until the whole of said note, principal and interest, is fully paid. Said note bears interest from date at the rate of 6% per annum, which in included in said monthly payment. Each payment will first be credited to accrued interest monthly on the unpaid principal balance of said note and the balance credited to principal.

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, the undersigned, CAPITOL CITY, INCORPORATED, a Tennessee Corporation, hereinafter called the grantors, ~~has~~ does this day bargained and sold, and ~~has~~ do hereby transfer and convey unto Fred Johnson Jr. and wife, Ora Lee Johnson, herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the South 5 feet of Lot No. 92 and the North 22½ feet of Lot No. 93 on the Map of Maury & Claiborne's Addition, of record in Book 21, pages 84 and 85, Register's Office for said County.

Said parts of said lots adjoin and front together 27½ feet on the east side of Claiborne Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Capitol City, Inc., a Tennessee Corporation, by deed from Richard Marshall, Trustee, of record in Book 2633, page 562, Register's Office for said County.

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 Richard Marshall, 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 not less than the sum of $ 5000.00 against Windstorm, tornado, and extended coverage 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 those 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 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 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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