K 2743

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1008

FOR AND IN CONSIDERATION OF the sum of $5.00
FIVE AND NO/100---------- DOLLARS
paid in cash by the grantees hereinafter named, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantee herein has executed its two promissory notes of even date herewith, the first of said notes being for the sum of $2,000.00, payable to the order of Geo. F. Roth and wife, Leona Daniels Roth, with interest at 6% per annum, both principal and interest payable in 120 monthly installments of $22.21 each, beginning one month from date, said payment to be applied first to payment of interest on the principal amount, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal, until the entire amount is paid in full; and the second of said notes being for the sum of $4,000.00, payable to the order of Geo. F. Roth and wife, Leona Daniels Roth, on or before ten years from date, with interest at 6% per annum, payable semi-annually.

It is understood and agreed that the lawful owner and holder of the note herein mentioned will release any part of Tract "E" described below, upon the payment of $10.00 per front foot, to be applied on the unpaid balance of the principal, plus accumulated interest.

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, GEO. F. ROTH AND WIFE, LEONA DANIELS ROTH,

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

AMERICAN BUSINESS PROPERTY CORPORATION,

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

Being a part of Tract "E", marked "Roth, for future development," and shown on the Plan of Section I, Rothwood, as of record in Book 1424, page 134, and described as follows:
BEGINNING at a point in the north margin of North Hill Drive, at the intersection of Saunders Avenue, as widened and established, by an instrument of record in Book 2740, page 202; thence along the westerly margin of Saunders Avenue, as widened and established, North 200 feet to a point; thence North 87° West 691.3 feet to a point; thence South 1° West 200 feet to the north margin of North Hill Drive; thence with the margin of the same, South 87° East 684.3 feet more or less to the point of beginning.
Being part of the property conveyed to Leona Daniels Roth, by deed from Nashville Trust Company, Trustee, as of record in Book 1367, page 220, said Register's Office.

One water tap is given to said Corporation for said Tract "E" off a line laid by us, in North Hill Drive, starting at Ambrose Avenue and running easterly 273 feet more or less. This line has been deeded to the City of Nashville, but we are entitled to several taps.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, ~~their heirs~~ its successors 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 L. M. Nelson 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 insurable value 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 herein, 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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