K 3248

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Fifteen Thousand Five Hundred (15,500.00)-------
DOLLARS

of which $ 1,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees Fourteen Thousand (14,000)----------

Mary Kathryn Goodwin has executed one (1) note of even date herewith and made payable to the order of Chester L. Parsons and wife, Annie Louise Parsons, in the principal sum of $6,598.66, payable on or before 90 days from the date of this deed; and in addition to all the above, Mary Kathryn Goodwin has agreed to assume and pay the balance owing on a note secured by a Deed of Trust executed by Chester L. Parsons and wife, Annie Louise Parsons, to Ferriss C. Bailey, Trustee, and recorded in Book 3175, page 5, Register's Office for Davidson County, Tennessee. Said note and deed of trust securing the same have been assigned to Provident Mutual Life Insurance Company of Philadelphia, by an instrument dated December 20, 1960, filed December 21, 1950, and recorded in Book 3176, page 79, Register's Office for Davidson County, Tennessee.

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,

Chester L. Parsons and wife, Annie Louise Parsons

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

Mary Kathryn Goodwin, her

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

Land in Davidson County, Tennessee, being Lot No. 140, on the Plan of Section II, Burchwood Gardens, as of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 140 fronts 79 feet on the southeasterly side of Upland Drive and extends back between lines 130.93 feet on the southwesterly line and 133.64 feet on the northeasterly line to a dead line in the rear on which it measures 89 feet.

Being the same real property conveyed to Chester L. Parsons and wife, Annie Louise Parsons, by deed from E. Graves Pate, Sr. and wife, dated December 12, 1960 filed December 14, 1960, and recorded in Book 3164, page 102, 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. except for the afore mentioned Deed of Trust

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 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 William O. Lee 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 thereby, 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 grantees 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:

27. Nov. 1961

RELEASE

G 455