BK 3250

FORM 1003 **INSTALLMENT DEED — TENNESSEE TITLE COMPANY**

FOR AND IN CONSIDERATION OF the sum of EIGHT HUNDRED AND 00/100 ($800.00)----------
----------DOLLARS
[illegible]
to be paid me by Charlie B. Bohn and wife, Mildred Bohn, in installments as follows: Beginning January 1, 1962, the sum of Twenty and 00/100 ($20.00) Dollars and thereafter the sum of Twenty and 00/100 ($20.00) Dollars on the 1st day of each of the suceeding 23 months, with the balance due on the 1st day of January, 1964, evidenced by a promissory note for said sum, payable in installments as above stated,

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,

I, Annie Jamison, a widow,

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

Charlie B. Bohn and wife, Mildred Bohn,

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

Being Tracts Nos. 2 and 3 on the Map of the Subdivision of the Joe Wesley Jamison and wife's farm, not of record, described together according to a survey made by John D. Kerr, County Surveyor of Rutherford County, Tennessee, July 7, 1950, as follows:
BEGINNING in the center of the Una to Antioch Pike at the southwest corner of the property conveyed to Paul Milburn Helton, Jr. and wife by deed from Joe Wesley Jamison and wife of record in Book 2044, page 197, as corrected by deed of record in Book 2278, page 463, Register's Office for said County; thence with the southerly line of said Helton property, south 72° 20' east 326 feet; thence south 1° 55' west 140 feet to the northeast corner of Lot No. 4 on said Map of said Subdivision; thence with the line between Lots 3 and 4 north 82° 50' west 357 feet to the center of said Una to Antioch Pike; thence north 9° 57' east 100 feet; thence north 16° 55' east 100 feet to the point of beginning.

Being part of the property conveyed to the undersigned Annie Jamison and husband, Joe Wesley Jamison, from C. J. Tanley and wife, dated January 2, 1960, and of record in Book 3030, page 605, said Register's Office, the said Joe Wesley Jamison having since died.

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 by taxes for the year 1961.**

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 W. S. Hofstetter, 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 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:

30, Dec. 1963

PG 311