BK 3768

INSTALLMENT DEED

FORM 1068

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew W. & Minnie J. Brown	Matthew W. & Minnie J. Brown	
(NAME:) 923 Silverdene Place	(NAME:) 923 Silverdene Place	19W-195D
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37206 Tennessee	(STREET ADDRESS) Nashville 37206 Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of ($7,000.00) - - - - - - - - - - - - - - - - Seven Thousand & No/100 - - - - - - - - - - - - - - DOLLARS of which $ 200.00 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 promissory lien note of even date herewith, payable to the Order of Virginia A. Settle, in the principal sum of $6,800.00, in monthly installments as follows, namely: On the 12th day of July 1964, the sum of $62.89, and thereafter a like amount on the 12th day of each succeeding month. Said payments to be applied first to the payment of interest at the rate of 6% per annum, on the principal sum or so much as shall from to time remain unpaid, and the balance to be applied to the payment of the principal sum, until the entire amount, both principal and interest has been paid in full.

Privilege is reserved of paying any number of said monthly payments or this note may be paid in full on any paying date.

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, Virginia Alberta Settle, a Widow,

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

Matthew W. Brown and wife, Minnie J. Brown,

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

Being Lot No. 28 on the Plan of D. D. Phillips Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for said County.

SAID Lot No. 28 fronts 143 feet and 8 inches on the northerly side of Georgia Street and runs back on the east line 150 feet and on the west line with the east margin of McFerrin Avenue 178 feet and 6 inches to an alley and shows 49 feet on said alley.

BEING the same property conveyed to Mitchell Davis Settle and wife, Virginia Albert Settle, by deed from Alta Frances Lloyd, widow of F. R. Lloyd, deceased, Archie W. Lloyd, Lloyd Hester and Leonard M. Wade, of record in Book 1490, Page 288, Register's Office for Davidson County, Tennessee. The said Mitchel Davis Settle having since died in Nashville, Davidson County, Tennessee, on February 14, 1964.

This is (unimproved ( ) / improved (X)) property, known as 923 (House Number) Silverdene Place, (Street) Nashville, (P. O. Address: City or Town) Tennessee 37206 (Postal Zone)

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 Walter O. Sanders Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purpose 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 $ 5,000.00 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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