Installment Deed

FOR AND IN CONSIDERATION of the sum of ----$8,000.00---------- ---------- Eight-Thousand-and-No/100---------- *Dollars, of which* -------$5,500.00---------- --Five-Thousand-Five-Hundred-($5,500.00)------ *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* of $2,500.00-------- ----Twenty-Five-Hundred---------- *Dollars,*

Freamon E. Hudgins and wife, Barbara Ann Hudgins,

---------- *ha* ve *executed*

one note of even date herewith in the principle amount of $2,500.00, payable to the order of Nettie Cornwell, bearing interest at the rate of 6% per annum, in monthly installments of FIFTY-DOLLARS ($50.00), said monthly payment being first applied to interest due and the balance applied to principle, until the entire principle amount is paid, the first payment falling due on the 14th day of September, 1964, and the other payments monthly thereafter and the privilege is reserved of paying additional amounts or the entire amount on the principle balance at any time without penalty.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, Nettie Cornwell,(widow of G.A. Cornwell), Mrs. Hassie Cornwell Higdon, and Mrs. Jean Cornwell Zettilow,

have this day bargained and sold, and do hereby transfer and convey unto the said

Freamon E. Hudgins and wife, Barbara Ann Hudgins,

---------- their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, April 18, 1963, as follows: Beginning at a point on the easterly margin of Higdon Road at the northwest corner of the property conveyed to Herbert Jackson Biggs and wife, by deed from Dommie Higdon, of record in book 3128, page 317, Register's Office for said County; thence with Bigg's northern boundary line south 84° east 432 feet to said Bigg's northeast corner; thence with said Bigg's eastern boundary line south 6° east 295 feet to the center of spring branch; thence with same north 78° east 201.5 feet and north 88° east 561 feet to the center of another spring branch; thence with same north 33° west 66 feet, north 25° 50' west 200 feet, north 15° west 100 feet, north 31° west 339 feet, north 32° west 200 feet and north 3° west 105 feet; thence south 86° 30' west 300 feet; thence north 36° 10' west 130 feet; thence north 89° west 172 feet to the center of Higdon Road; thence with same south 19° west 498 feet and south 12° west 300.7 feet; thence south 84° east to the beginning containing 18.6 acres, more or less.
Being part of the real property conveyed to G.A. Cornwell and Frank Higdon by deed from Nashville Trust Company, dated January 1, 1937, filed February 8, 1937, and recorded in book 1006, page 314, said Register's Office, and Frank Higdon and wife conveyed his interest in said property to G.A. Cornwell and wife, Nettie Cornwell, by deed dated March 22, 1947, filed July 30, 1948, and recorded in book 1633, page 163, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Freamon E. Hudgins and wife, Barbara Ann Hudgins, their *(successors), 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 taxes for the year 1964, which are prorated and assumed by the purchasers.

And we, Nettie Cornwell, Mrs. Hassie Cornwell Higdon, and Mrs. Jean Cornwell-Zettilow *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Freamon E. Hudgins and wife, Barbara Ann Hudgins, their *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Freamon E. Hudgins and wife, Barbara Ann Hudgins, *hereinafter referred to as trustors, hereby transfer and convey unto* WM. O. Lee, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $2,500, *or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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:

1st. To the payment of all costs, charges and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to trustors, their order, representatives or assigns.

In case of the death, absence, inability, or refusal to act of said trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 14th *day of* August, *19*64

Freamon E. Hudgins

Barbara Ann Hudgins

Nettie Cornwell

Mrs. Hassie Cornwell Higdon

Mrs. Jean Cornwell Zettilow

Same as - Mrs. Jean Cornwell Zettilow

A. J. HUNT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. J. HUNT, *a Notary Public in and for said County and State,* Nettie Cornwell, Mrs. Hassie Cornwell Higdon, Mrs. Jean Cornwell Zettilow, Freamon E. Hudgins and Barbara Ann Hudgins

the within named bargainorS, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 14th *day of* August, *19* 64

J. C. Hunt *Notary Public*

Commission expires February 18, 1968

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at..... this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared.....,
with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....
.....of the.....,
the within named bargainor, a corporation, and that .....he as such.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporatoin by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

C/

RECD AUG 17 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

STATE TAX $ 12.50
PROBATE 50
TOTAL $ 12.50

AUG 17 1964

INSTALLMENT DEED

FROM Nettie Cornwell, et al

TO Freamon E. Hudgins, et ux

46460

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 17 12 19 PM '64
NOTE BOOK 107 PAGE 269
RECORDING FEE $ 1.50
DEP. REC. .....

