Mail Tax Statement to

MAP 83-6
PAR. 293
JB 5/4

INSTALLMENT DEED General Sec
761 Lafayette St.

BOOK 3809 PAGE 417

For and in Consideration of the sum of Three Thousand, Four Hundred Ten and 92/100 ----------($3,410.92)---------- Dollars, of which One ----------($1.00)---------- Dollars, has been paid in cash by Robert Frank Copeland and wife Annie Elizabeth Copeland the receipt of which is hereby acknowledged, and for the remainder Three Thousand, Four Hundred Nine and 92/100 ----------($3,409.92)---------- Dollars, the said Robert Frank Copeland and wife Annie Elizabeth Copeland have executed their promissory note of even date herewith, payable to the order of General Securities Corporation in monthly installments as follows: on the first day of October, 1964, the sum of twenty-three dollars and sixty-eight cents ($23.68), and thereafter a like amount on the first day of each succeeding month, to be applied first to payment of interest at the rate of six per cent per annum on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to payment of the principal sum until the entire amount, both principal and interest have been paid in full.

[illegible] and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, General Securities Corporation

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has this day bargained and sold, and do hereby transfer and convey unto the said Robert Frank Copeland and wife, Annie Elizabeth Copeland, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 50 feet of the southerly 105 feet of the westerly 173 feet of Lot Nos. 7 and 8 on the map of H. B. Blue's Subdivision of the south part of Lot No. 2 in Brownsville, as of record in Book 161, Page 134, Register's Office for said County.

Said part of Lot Nos. 7 and 8 fronts 50 feet on the easterly side of Scott Avenue and runs back between parallel lines 173 feet to an alley, the north line being 69.4 feet southerly from the southerly margin of Watkins Street.

Being the same property conveyed to General Securities Corporation by Deed of Record as shown in Book 3761, Page 97, R.O.D.C., Tennessee.

Said property is encumbered by a Deed of Trust to Ross V. Dunn, Trustee, as shown of record in Book 2110, Page 477, R.O.D.C., Tennessee, the unpaid balance of the note secured therein is assumed by the conveyees herein.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Robert Frank Copeland and wife, Annie Elizabeth Copeland 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 1964 taxes which shall be assumed by the Conveyees herein. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Robert Frank Copeland and wife, Annie Elizabeth Copeland, 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 Robert Frank Copeland and wife Annie Elizabeth Copeland do hereby transfer and convey unto Elkin Garfinkle, 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 Robert Frank Copeland and wife, Annie Elizabeth Copeland 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 interst 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 Robert Frank Copeland and wife, Annie Elizabeth Copeland 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 trust 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:

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 notes 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 Robert Frank Copeland and wife Annie Elizabeth Copeland, their 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 Elkin Garfinkle, Trustee, shall be vested in said successor.

Said Trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said General Securities Corporation and Robert Frank Copeland and wife, Annie Elizabeth Copeland hereunto set our hands at Nashville, Tennessee, this the 1 day of September 1964.

Attest: S. L. Feldman
Secretary

General Securities Corporation
By Sidney Shlenker
President
Robert Frank Copeland
Annie Elizabeth Copeland

DOCUMENTARY UNITED STATES INTERNAL REVENUE 27½ TWO DOLLARS AND SEVENTY-FIVE CENTS

DOCUMENTARY UNITED STATES INTERNAL REVENUE 10 ONE DOLLAR TEN CENTS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, G. W. Bostick, a Notary Public in and for said County and State, the within named Robert Frank Copeland and wife, Annie Elizabeth Copeland

the 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 4th day of September, 1964.

G. W. Bostick, Notary Public.

Commission Expires 10/18/66

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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
Davidson County

BOOK 3809 PAGE 420

Before me, G. W. Bostick, a Notary Public within and for the State and County aforesaid, personally appeared Sidney Feldman and I. L. Feldman with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the General Securities Corporation the within named bargainor, a corporation, and that (he) (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Sidney Feldman as such President, and attesting the same by the said I. L. Feldman as such Secretary

Witness my hand and official seal at office at Nashville, Tennessee on this the 4th day of September, 1964

My commission expires 10/18/66

G W Bostick
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

INSTALLMENT DEED

FROM GENERAL SECURITIES CORPORATION

TO ROBERT FRANK COPELAND

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

49403

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 8 3 21 PM '64

NOTED: BOOK 110 PAGE 3
RECORDING FEE 2.75
DEP. REG. C

275

Grantee's Address 101 Sylvan Blvd Madison Tenn 37115

C7

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN
PAID SEP 8 1964

SEP 3 1964

STATE TAX $ 2.25
PROBATE 50
TOTAL $ 2.75