Map 82-3
Par. 36

FORM 1003

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

D.S.

BOOK 3826 PAGE 475

FOR AND IN CONSIDERATION OF the sum of * $8,500.00 - - - - - - - - - - - - - - - - - -
- - - - Eight Thousand Five Hundred and No/100 - - - - - - - - - - - - - - - - DOLLARS
of which $4,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee/ has of even date herewith executed her promissory lien note for $4,000.00 payable to Lena Mai B.Byram in monthly installments of $50.00 each, to be applied first to interest on the unpaid balance remaining unpaid from time to time at the rate of 6% per annum, and the remainder to principal until said note is paid in full. The first of said installments falls due on or before January 1, 1965 and one on or before the 1st day of each month thereafter until all are paid.

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, LENA MAI B. BYRAM -

hereinafter called the grantor/ has this day bargained and sold, and do hereby transfer and convey unto

TENNIE J. WOOD -

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

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of SHARP & HORN'S SUBDIVISION of the Lindsley Property in Northeast Nashville, of record in Book 161, page 53, Register's Office for said County.
Said Lot No. 58 fronts 50 feet on the west side of Joseph Street or Avenue and runs back between parallel lines 145 feet to an alley.
Being the same property conveyed to Lena Mai B.Byram, sole and separate use, by deed from L. M. Nelson, Trustee, of record in Book 2794, page 561, said Register's Office.

Being improved property & known as City No. 1112 Joseph Avenue, Nashville, Tenn. 37207

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 M. N. Young 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 $ 6,000.00 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:

herein secured, and any and all sums expended in
to be paid to the grantees herein, their heirs, representatives or assigns.

In the death, absence, inability or refusal to act of said Trustee at any time when action under
hereof, the lawful owner and holder of said lien notes, or, if more than one, then of the first-maturing unpaid
note, is empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the
Davidson County, Tennessee, and the title herein conveyed to the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be
all genders.

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

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 27th day of October
19 64

Lena Mai B. Byram
Lena Mai B. Byram

Tennie J. Wood
Tennie J. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the
within named Lena Mai B. Byram and Tennie J. Wood
the bargainor s, 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, Tenn. this 28th day of Oct. 1964

Commission Expires 5-7-66 Frankie Wilkes Notary Public.

STATE OF
County

Before me, a Notary Public within and for
the State and County aforesaid, personally appeared
and with whom I am personally acquainted and who
upon { their several oaths } acknowledged { himself themselves } to be the
and respectively of the
the within named bargainor, a corporation, and that { he they } as such
and being authorized so to do, executed the foregoing instrument for the purpose
therein contained by signing the name of the corporation by the said
as such and attesting the same by the said
as such

WITNESS my hand and official seal at office at
on this the day of 19
My commission expires

STATE TAX $ 1.75
PROBATE 50
TOTAL $ 2.25

OCT 28 1964

R. E. WORRALL
COUNTY COURT CLERK
Notary Public
DAVIDSON COUNTY, TENN.

PAID OCT 28 1964

C7

INSTALLMENT DEED

FROM
LENA MAI B. BYRAM

TO
TENNIE J. WOOD

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY
STATE OF TENN.

Received for record this 28 day of OCT A. D. 19 64 at 12 05 o'clock P M.
Note Book No. 1 Page 6145
Recording Fee $ 1.75
Note Book No. 1 Page 309
Recording Fee $ .75
Retained $
Returned $

County Register

By

TITLE COMPANY
ville, Tenn.
ce Office
TLE INSURANCE
ORATION
of Richmond, Virginia