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Map 78
P/c Par. 16

Installment Deed

FOR AND IN CONSIDERATION of the sum of SIX THOUSAND, EIGHT HUNDRED, SEVENTY-FIVE and NO/100----------($6,875.00)---------- *Dollars,*

of which SIX HUNDRED, EIGHTY-SEVEN and 50/100----------

----------($687.50)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder SIX THOUSAND, ONE HUNDRED, EIGHTY-SEVEN and 50/100----------($6,187.50)---------- *Dollars,*

J. G. Edwards and wife, Inez Edwards, *have executed* their note of even date herewith in the amount of $6,187.50 payable to the order of Lucy Betty West, and payable in annual installments of $1,031.25 each, plus interest from date at the rate of 6% per annum on the unpaid balance remaining from time to time, said interest being due and payable with each payment of principal, the first installment falling due on the 20th day of October, 1965, and thereafter on the 20th day of October for five (5) consecutive years, privilege of prepayment is reserved.

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, Lucy Betty West

have this day bargained and sold, and do hereby transfer and convey unto the said J. G. Edwards and wife, Inez Edwards, their

~~successors~~ *heirs and assigns,*

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

Three tracts of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, August 18, 1964, as follows:

TRACT NO. 1 is described as follows:
Beginning at a point in the southeast intersection of Old Hickory Boulevard and a 60 foot roadway as shown on said survey, said point being 1219 feet south from a point in the southern boundary line of the property conveyed to Joe W. Collier, et al, of record in Book 3571, page 89, Register's Office for said County; thence with the southerly margin of said 60-foot roadway north 48° 30' east 1050 feet, and continuing with same around a slight curve having a radius of 1225.2 feet northeasterly 335 feet; thence south 28° 30' east 223 feet; thence south 50° 00' west 1390.5 feet to the easterly margin of Old Hickory Boulevard; thence with the same north 18° 05' west 145 feet to the beginning, containing 4.9 acres, more or less.

TRACT NO. 2 is described as follows:
Beginning at a point on the easterly margin of Old Hickory Boulevard, said point being 1624 feet south from a point in the southern boundary line of the property conveyed to Joe W. Collier, et al, of record in Book 3571, page 89, Register's Office for said County; thence north 49° 30' east 1440 feet; thence south 28° 30' east 245 feet; thence south 54° 30' west 1445.5 feet

to the easterly margin of Old Hickory Boulevard; thence with the same north 18° 05' west 125 feet to the beginning, containing 6.1 acres, more or less.

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TRACT NO. 3 is described as follows:
Beginning at a point on the easterly margin of Old Hickory Bouelvard, said point being 1749 feet south from a point in the southern boundary line of the property conveyed to Joe W. Collier, et al, of record in Book 3571, page 89, Register's Office for said County; thence north 54° 30' east 1445.5 feet; thence south 28° 30' east 280 feet; thence south 61° 30' west 1450.6 feet to the easterly margin of Old Hickory Boulevard; thence with the same north 18° 05' west 100 feet to the beginning, containing 6.3 acres, more or less.

Said three tracts of land being part of the real property conveyed to Lucy Betty West by deed from George C. West and wife, dated April 18, 1952, filed May 21, 1952, and recorded in Book 2083, page 55, Register's Office for said County.

The conveyance of this property is made subject to restrictions of record in Book 2157, page 608, Register's Office for Davidson County, Tennessee.

The following restrictive covenants apply to the property as of record in Book 2157, page 608, Register's Office for Davidson County, Tennessee.

1. All residences must contain 1000 sq. ft. floor space or living area, excluding breezways, garages, porches and patios.
2. Must be constructed of 2/3 brick or stone.
3. All residences must be located with a set-back of 80 ft. from right of way of Old Hickory Bend.
4. No tract shall be redivided.
5. No outbuildings shall be erected or allowed to remain, less than 500 feet from right of way of Old Hickory Blvd.
6. All lots used for Residential "A" purposes exclusively for a period of 15 years.
7. No trailers, concrete Block or basement houses shall be allowed and no form of temporary structure may be erected and used for residences at any time.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said J. G. Edwards and wife, Inez Edwards, their ~~successors~~, *heirs and assigns forever.* I *covenant that* I am *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 current taxes.

I do *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. G. Edwards and wife, Inez Edwards, 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 J. G. Edwards and wife, Inez Edwards, *hereinafter referred to as trustors, hereby transfer and convey unto* Ervin M. Entrekin, *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 $....., 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, the 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.

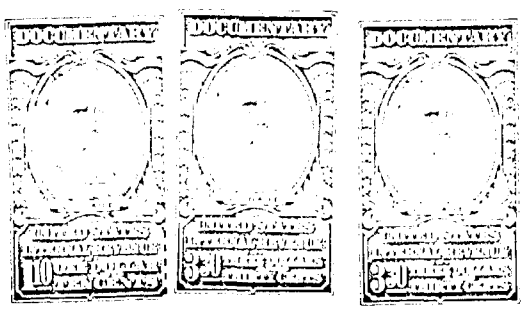
3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

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 20th *day of* October, *19* 64



LUCY BETTY WEST

J. G. EDWARDS J. G. Edwards

INEZ EDWARDS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Richard D. Sweeney, *a Notary Public in and for said County and State,* Lucy Betty West, J. G. Edwards and wife, Inez Edwards,

the within named 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 *Tennessee, this* 20th *day of* October, *19* 64

RICHARD D. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission expires July 22, 1967

STATE OF .....

COUNTY OF .....

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Personally appeared before me, ...

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* .....

Commission expires .....

.....*Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...

County aforesaid, personally appeared ....., *a Notary Public of the State and*

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*.....

Commission expires .....

.....*Notary Public*

68750.00

American Trust Bldg.

INSTALLMENT DEED

FROM

LUCY BETTY WEST

TO

J. G. EDWARDS, et ux

57721

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 9 3 48 PM '64

NOTED BOOK 116 PAGE 32
RECORDING FEE $ 3.00
DEP. REG. .....

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

STATE TAX $ 10.31
PROBATE 50
TOTAL $ 10.81

NOV 9 1964

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

PAID NOV 9 - 1964
CT