Mail tax bill to Mrs. Ruby Campbell Sperry 141 Vaughn's Gap Rd Nash. Tenn

Map 92-6 Par. 342

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1-68

BOOK 3844 PAGE 876

FOR AND IN CONSIDERATION OF the sum of - - - - - -($6,458.43) - - - - - - - - - - - - - - - - DOLLARS

Six thousand four hundred fifty-eight and 43/100 - - - - - - - - - - -

of which $ 175.00 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 note in the principal sum of $6,283.43 of even date herewith, which note is payable to the order of Ruby Campbell Sperry. Said note provides for the payment of attorney's fee, if placed in the hands of an attorney for collection. Said note being payable in monthly installments of $34.67 each, including interest at the rate of 6% per annum on the unpaid balance of principal. Monthly payments are to be applied, first to the payment of interest on the principal, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal, until the entire amount is paid in full. The first payment of $34.67 is due and payable on December 23, 1964, and thereafter on or before the 23rd day of each succeeding month until full payment is made. The grantees herein, in addition to payments hereinafter provided for, agree to pay the additional sum of $6.50 per month simultaneously with the installment payment provided for herein; the first payment being December 23, 1964, and said payment to be retained by the said grantor herein in an escrow account, and in event taxes and insurance should increase from and after this date, the amount of the increase shall be paid by the grantees herein monthly. Grantor shall pay the taxes and insurance out of the moneys which the grantees have paid in on a monthly basis, and in event the amount is insufficient to pay the same, the grantees agree to immediately contribute whatever deficiency may be due from year to year to meet such taxes and insurance. The grantees agree to pay the same immediately upon demand. This property is sold with the express provisions that it will be used as a residence, and that, at no time, directly or indirectly, shall the premises be used for the sale or manufacture of any alcoholic beverages.

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, Ruby Campbell Sperry,

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

George Parks and wife, Frances Parks

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

Land in Davidson County, Tennessee, being a part of Lot Number 62 on the Map of L. C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the northerly margin of Clifton Avenue at a point 60 feet west of the corner of Lots Numbers 61 and 62 on the said map of L. C. Thuss' Subdivision; thence northwardly 151 feet, more or less, to the southerly margin of an alley; thence with said alley westwardly 25 feet to a point; thence southwardly 150 feet, more or less, to the northerly margin of Clifton Avenue; thence with said Avenue eastwardly 35 feet to the beginning.

Being a part of the property conveyed to Ruby Campbell Sperry by deed from Julius A. Harris and wife, Beatrice S. Harris, of record in Book 2011, page 34, Register's Office for Davidson County, Tennessee.

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 Morris Levine 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 $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 trent 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:

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 the grantors herein, their heirs, 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 Ten 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 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 applicable to 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 in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 23 day of November 19 64

x George Parks

x Frances Parks

Ruby Campbell Sperry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, MARY T. ELDER, a Notary Public in and for said County and State, the within named Ruby Campbell Sperry and George Parks & wife, Frances Parks 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 this 23rd day of November, 1964

My Commission Expires JUNE 1-1966. Mary T. Elder 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 { his oath / 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 _____ in this the _____ day of _____ 19____

My commission expires _____ Notary Public

STATE TAX $ 9.68
PROBATE .50
TOTAL $ 10.18

DEC 7 1964

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

PAID DEC 7 - 1964

INSTALLMENT DEED

FROM Ruby Campbell Sperry

TO George Parks & wife, Frances Parks

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for Record DEC 22 1964 at 8:30 A.M.
Noted in Book _____ Page _____
Recorded in Book 1850 Page 145
Recording Fee $ _____
By _____

REGISTER'S OFFICE
DAVIDSON COUNTY
STATE OF TENN.
RECORDED
DEP. REG.

FELIX DELK, COUNTY REGISTER

County Register
Dept. Reg.

PANY
ANCE