Map 82-8
Par. 333
19W 18960

M.O.

Installment Deed

FOR AND IN CONSIDERATION of the sum of ($5,800.00)
- - - - - - - - - - - Five Thousand, Eight Hundred & No/100 - - - - - - - - - - *Dollars,*

of which ($500.00)
- - - - - - - - - - - Five Hundred & No/100 - - - - - - - - - - *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder ($5,300.00)
- - - - - - - - - - - Five Thousand, Three Hundred & No/100 - - - - - - - - - - *Dollars,*

John H. Baker and wife, Elaine C. Baker, the Grantees hereinafter named, have *executed* their promissory lien note of even date herewith, payable to the Order of George L. Oates, Jr., in the principal sum of Five Thousand, Three Hundred & No/100 ($5,300.00) Dollars, in monthly installments as follows, On the 10th day of March, 1965, the sum of Fifty-eight & 85/100 ($58.85) Dollars, and thereafter a like amount on the 10th day of each succeeding month and the remaining balance of said principalsum on the 10th day of February, 1975. Said payments to be applied first to the payment of interest at the rate of six (6%) percent per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum, until the entire amount, both principal and interest,has been paid in in full.

Privilege is reserved of paying any number of said monthly payments or said note may be paid in full on any paying date.

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, George L. Oates, Jr., and wife, Mary W. Oates,

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

John H. Baker and wife, Elaine C. Baker,

their *(successors), heirs and assigns,*

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

Being Lot No. 11 in Block "G" on the Plan of Eastwood Addition, as of record in Book 332, Page 63, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the north side of Maxwell Avenue and extends back between parallellines 211 feet, more or less, to an alley.

Said property was devised to George L. Oates, Jr., by will of Robert T. Ewing, Deceased, of record in Will Book 81, Page 85, County Court for said County.

The said Mary W. Oates, wife of George L. Oates, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in said property.

Address of New Owner: John H. Baker & wife, Elaine C. Baker
947 Maxwell Avenue
Nashville, Tenn. 37206

Send Tax Bills To: John H. Baker, Et Ux
947 Maxwell Avenue
Nashville, Tenn. 37206

Parcel No. W19-18960

This is improved property, known as 947 Maxwell Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said John H. Baker and wife, Elaine C. Baker, their *(successors), heirs and assigns forever.* covenant that *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 taxes for the year 1965 which have been prorated and are hereby assumed by the Grantees.

We, further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John H. Baker and wife, Elaine C. Baker, 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 John H. Baker and wife, Elaine C. Baker, *hereinafter referred to as trustors, hereby transfer and convey unto* L. O. Hardaway, *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 property, insured in some reliable fire insurance company, or companies, for the sum of $ 5,000.00, *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 10th *day of* February, *19* 65.

George L. Oates Jr.

Mary W. Oates

John H. Baker

Elaine C. Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. C. Vardell, *a Notary Public in and for said County and State,* John H. Baker and Elaine C. Baker,

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* 19th *day of* February, *19* 65.

R. C. Vardell
Notary Public

Commission expires February 7, 1968

STATE OF KENTUCKY
COUNTY OF HOPKINS

BOOK 3864 PAGE 88

Personally appeared before me, Victus Perry a Notary Public in and for said County and State, George L. Oates, Jr., and Mary W. Oates, the within named bargainor S., with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madisonville, Kentucky this 7th day of February, 1965.

Commission expires July 26 1965

Victus Perry
Notary Public

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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.....

Commission expires .....
.....Notary Public

STATE TAX $ 8.20
PROBATE .50
TOTAL $ 9.20

FEB 24 1965

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

PAID FEB 24 1965

CT

INSTALLMENT DEED

FROM

George L. Oates, Jr., and wife,
Mary W. Oates

TO

John H. Baker and wife,
Elaine C. Baker

70274

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 24 3 06 PM '65

NOTED ... 111 PAGE 100
RECORDING FEE 2.75
DEP. REG. .....

Compliments of
Guaranty
Kansas City T
Amer.
S. W.
NASHV.

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