Parcel No. W16-15140

BOOK 3865 PAGE 393

Map 105-10

INSTALLMENT DEED

For and in Consideration of the sum of - - - Seven Thousand Nine Hundred Fifty and No/100- - - - - - - - - - - - - ($7,950.00) - Dollars, of which - - - - Two Hundred Ninety-Five and No/100- - - - - - ($295.00) - - - - - - Dollars, has been paid in cash by Nathan B. Jones and wife, Mary Jane Jones the receipt of which is hereby acknowledged, and for the remainder - - - Seven Thousand Six Hundred Fifty-Five and No/100- ($7,655.00) - - Dollars, the said Nathan B. Jones and wife, Mary Jane Jones ha ve executed THEIR ONE PROMISSORY NOTE OF EVEN DATE HEREWITH, payable to the order of "OURSELVES" and properly endorsed by the said Nathan B. Jones and wife, Mary Jane Jones in monthly installments as follows: namely, on the 1st day of April, 1965 the sum of Fifty-Nine and 50/100 ($59.50) and thereafter a like amount on the 1st day of each succeeding month thereafter and the remaining balance of said principal sum on the 1st day March, 1982. Said payments to be applied first to the payment of interest at the rate of 6% 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 full.

all of said notes bearing six per cent interest from date, 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, We, Ewing O. Harper, Jr. and wife, Lillian G. Harper

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

heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 5 and a strip 30 feet wide adjoining said part of Lot No. 5 on the Plan of W. H. Matthews' Subdivision of Lots Nos. 6, 7, 8 and 9, Waverly Plan, as of record in Book 161, page 48, Register's Office for said County, described as follows:

Beginning on the northerly margin of Argyle Avenue 7 feet westerly from the southeast corner of said Lot No. 5; thence northwardly 160.4 feet, more or less, to the southerly margin of an alley; thence with said alley eastwardly passing the northeast corner of said Lot No. 5 at 17.2 feet, in all 47.2 feet, more or less, to the westerly line of Lot No. 38; thence with said line southwardly 160.4 feet to the northerly margin of said Avenue; thence with said Avenue westwardly 37 feet to the beginning.

Being the same real property conveyed to Ewing O. Harper, Jr., and wife, Lillian G. Harper, by deed from Edith Elizabeth Doyle and Donna D. Doyle Townsend, of record in Book 3852, page 227, Register's Office for Davidson County, Tennessee

This property is improved and known as 758 Argyle Avenue, Nashville, Tennessee.

Send tax statements to: Nathan B. Jones
758 Argyle Avenue
Nashville, Tennessee

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Nathan B. Jones and wife, Mary Jane Jones 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 said real estate to said Nathan B. Jones and wife, Mary Jane Jones 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 Nathan B. Jones and wife, Mary Jane Jones

do hereby transfer and convey unto J. J. Foley, Jr., 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 Nathan B. Jones and wife, Mary Jane Jones 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 $6500.00 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 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 Nathan B. Jones and wife, Mary Jane Jones 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 Nathan B. Jones and wife, Mary Jane Jones 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 J. J. Foley, Jr., 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 Ewing O. Harper, Jr. and wife, Lillian G. Harper and Nathan B. Jones and wife, Mary Jane Jones hereunto set our hands at Nashville, Tennessee, this the 22 day of February, 1965

Ewing O. Harper Jr
Lillian G. Harper
X-Nathan B. Jones
(Her X-Mark) Mary Jane Jones

Witness to her mark:
Christine L. Rowman
Julia L. Applewhite

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

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Christine L. Rowman, a Notary Public in and for said County and State, the within named Ewing O. Harper, Jr. and wife, Lillian G. Harper and Nathan B. Jones and Mary Jane Jones

the bargainor, 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 22nd day of February, 1965

Christine L. Rowman, Notary Public.

Commission Expires 10-30-67

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

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 purposes 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 _____

_____
Notary Public

Volunteer Realty Company

INSTALLMENT DEED

FROM

Ewing O. Harper, Jr. and wife,

Lillian G. Harper

TO

Nathan B. Jones and wife,

Mary Jane Jones

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 2 11 31 AM '65

NOTED: BOOK 4111 PAGE 283
RECORDING FEE $ 2.25
DEP. REG. _____

70801

TOLEY CO., NASHVILLE

BOOK 3865 PAGE 396

STATE TAX $ 1.93
PROBATE 50
TOTAL $ 1.43

MAR 2 1965

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