BOOK 3875 PAGE 116

Map 83-1K
Par. 16.7
Tax St. Fidelity Fed 4th Dr. Nashville 23W 5080

INSTALLMENT DEED

For and in Consideration of the sum of SIX THOUSAND AND NO/100 ---------- Dollars, of which THREE HUNDRED AND NO/100 ---------- Dollars, has been paid in cash by ROBERT LEE EVANS the receipt of which is hereby acknowledged, and for the remainder FIVE THOUSAND SEVEN HUNDRED ($5,700.00) ---------- Dollars, the said ROBERT LEE EVANS has ASSUMED AND AGREED TO PAY THE BALANCE OF A MORTGAGE OF RECORD IN BOOK 3208, PAGE 623, R.O.D.C. IN THE AMOUNT OF $1683.84 AND HAVE EXECUTED HIS INSTALLMENT DEED NOTE IN THE PRINCIPAL AMOUNT OF $4016.16 PAYABLE AT THE RATE OF $_____ PER MONTH, BEGINNING MAY 1, 1965 AND A LIKE PAYMENT ON THE 1ST DAY OF EACH CONSIECUTIVE MONTH UNTIL THE ENTIRE BALANCE IS 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, OLLIE FREDERICK COLE, RALPH SMITH COLE, LUCILLE COLE BOOTH, LILLIAN COLE TRAVIS AND THOMAS L. COLE have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT LEE EVANS, HIS heirs and assigns,

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 AND THE WESTERLY 10 FEET OF LOT NO. 27 IN THE SUBDIVISION OF THE MOSES PRIEST HOME PLACE, AS OF RECORD IN BOOK 161, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 28 AND PART OF LOT NO. 27 ADJOIN AND FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF FATHERLAND STREET AND RUN BACK BETWEEN PARALLEL LINES 160 FEET TO A 12 FOOT ALLEY.

BEING THE SAME REAL PROPERTY VESTED IN EFFIE M. COLE, BY DECREE IN THE CAUSE OF EFFIE MAY COLE VS. LOUIS I. COLE, OF RECORD IN MINUTE BOOK 56, PAGE 252, SECOND CIRCUIT COURT, CERTIFIED COPIES OF RECORD IN BOOK 1333, AND BOOK 3467, PAGE 517, REGISTER'S OFFICE FOR SAID COUNTY, XXXXXXXXXXXXXXXXXXXXXX THE SAID EFFIE M. COLE, HAVING SINCE DIED.

Robert LeeEvans 1913 Eastherland Street .Nashville Tenn,37206
23rd W. P 05080

BOOK 3875 PAGE 117

RECORDER'S MEMO
[illegible] of Writing [illegible] This
-- Unsatisfactory When Rec[illegible]

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said ROBERT LEE EVANS 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 ROBERT LEE EVANS HIS 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, I, the said ROBERT LEE EVANS

do hereby transfer and convey unto CHARLES A. YANCEY, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said ROBERT LEE EVANS 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 $5300.00 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.

I 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 I 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 I, the said ROBERT LEE EVANS 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 I 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; I 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. I 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. I 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 ROBERT LEE EVANS 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 CHARLES A. YANCEY, 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 OLLIE FREDERICK COLE, RALPH SMITH COLE, LUCILLE COLE BOOTH, ~~and~~ LILLIAN COLE TRAVIS, THOMAS L. COLE AND ROBERT LEE EVANS hereunto set our hands at NASHVILLE, Tennessee, this the 20 day of 19 65

Ollie Frederick Cole
Ralph Smith Cole
Lucille Cole Booth
Lillian Cole Travis
Thomas L. Cole
Robert Lee Evans

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

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth R. Yancey, a Notary Public in and for said County and State, the within named OLLIE FREDERICK COLE, RALPH SMITH COLE, LUCILLE COLE BOOTH, LILLIAN COLE TRAVIS, AND ROBERT LEE EVANS

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 Tennessee, this 20 day of MARCH, 19 65

Elizabeth R. Yancey, Notary Public.

Commission Expires July 29, 1968

STATE OF ALABAMA
Morgan **County.**

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named THOMAS L. COLE

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DECATUR this 23rd

day of MARCH, 19 65

[illegible], Notary Public.

Commission Expires [illegible]

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

YANCEY REALTY CO. FILE

INSTALLMENT DEED

FROM

OLLIE FREDERICK COLE, ET AL

HEIRS OF EFFIE M. COLE

TO

ROBERT LEE EVANS

Attorneys Title Company

Titles Guaranteed

7 4 5 5 5

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 30 1 59 PM '65

NASHVILLE, TENN.

RECOR... 2254

DEP. REC...

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STATE TAX $ 100.00

PROBATE 50

TOTAL $ 100.50

MAR 30 1965

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

PAID MAR 30 1965

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