FORM 1000

INSTALLMENT DEED

BOOK 3892 PAGE 318

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. L. Cypress (NAME)	M. L. Cypress (NAME)	W9-5450
1600 Hayes Street (STREET ADDRESS OR ROUTE NUMBER)	1600 Hayes Street (STREET ADDRESS)	
Nashville (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville (CITY) (ZONE) Tennessee (STATE)	

FOR AND IN CONSIDERATION OF the sum of Thirty-five Thousand Dollars and No Cents ($35,000.00) DOLLARS

of which $ 9,999.85 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees assume the principal balance of $5,375.15 of a vendor's lien in the original amount of $10,600.00 of record in Book 2958, page 213, Register's Office of Davidson County, Tennessee, and the grantees further execute five notes in the amount of $3,300.00 each and one note in the amount of $3,125.00; each note bearing interest at six percent (6%) per annum. These notes are to be discharged with the notes in the face amount of $3,300.00 each being paid first, with the first note of $3,300.00 payable on January 15, 1966, and the other notes to be paid off semi-annually thereafter, with one note being due each six months with each note bearing its own interest.

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,

Cora Lee T. Adkisson

hereinafter called the grantorX have this day bargained and sold, and do hereby transfer and convey unto Sadye W. Stillman, Frances C. Cypress and Emanuel Schatten

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

"Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Boyd's Home Tract, of record in Book 21, page 39, Register's Office for said County.

"Said Lot No. 49 fronts 50 feet on the north side of Hayes Street and runs back between parallel lines 180 feet to a 20-foot alley.

"Being the same real property conveyed to Cora Lee T. Adkisson by deed from Vito Melfi, Sr., and wife, dated August 31, 1959, filed September 2, 1959, and recorded in Book 2958, page 213, said Register's Office."

This is unimproved ( ) improved (X) property, known as 1612 Hayes Street (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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 Charles F. Frazier 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 $ _____ 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 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 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 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 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 14th day of May 1965.

Cora Lee T. Adkisson

Emanuel Schatten
Frances C. Cypress
Sayde W. Stillman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Frances Potts, a Notary Public in and for said County and State, the within named Cora Lee T. Adkisson, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of May 1965

Commission Expires May 18, 1968

Frances Potts Notary Public.

ACKNOWLEDGMENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Emanuel Schatten, Frances C. Cypress, & Sayde W. Stillman, 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, Tenn. this 14th day of May, 1965.

Commission expires 2-29-68

STATE TAX $ 52.50
PROBATE .50
TOTAL $ 53.00

MAY 19 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 19 1965

INSTALLMENT DEED

FROM
Cora Lee T. Adkisson

TO
Sayde W. Stillman, Frances C. Cypress, and Emanuel Schatten

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

81204

WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
May 19
12 07 PM '65
BK 111 PAGE 319
OFFICIAL RECORD

FRAZIER & FAIMON
1031 Stahlman Building
Nashville, Tennessee