Mail C A Driver
Tax: 324 Elm St

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Map 43-13
Par. 376
M.O.
ID39150

INSTALLMENT DEED Madison

For and in Consideration of the sum of $ 6,500.00
SIXTY-FIVE-HUNDRED-AND-NO/100 - - - - - - - - - - - - - - - - - - Dollars,
of which ($500.00) FIVE-HUNDRED-AND-NO/100 - - - - - - - - - - - - Dollars,
has been paid in cash by C. A. Driver and wife, Louise I. Driver
the receipt of which is hereby acknowledged, and for the remainder ($6,000.00)
SIX-THOUSAND-AND-NO/100 - Dollars,
the said C. A. Driver and wife, Louise I. Driver have executed their one promissory note of even date herewith for the principal sum of $6,000.00, payable to the order of Ezra H. Zipperer and wife, Ruth D. Zipperer in monthly installments, which includes interest at the rate of 6% per annum on an amortized payment plan of $65.00 a month beginning on the 29th day of June 1965, with the alike amount of $65.00 being due and payable on the same day of each succeeding month thereafter until the entire debt and interest is paid in full.

Said note is payable in lawful money of the United States of America at the home of Ezra H. Zipperer and wife, Ruth D. Zipperer.

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, Ezra H. Zipperer and wife, Ruth D. Zipperer

have this day bargained and sold, and do hereby transfer and convey unto the said C. A. Driver and wife, Louise I. Driver heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 35, of Block "I", Forest Park Subdivision, of record in Book 843, page 44, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the south side of Elm Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Ezra H. Zipperer and wife, Ruth D. Zipperer, by deed from Robert B. Kelley and wife, Blossom S. Kelley, of record in Book 3075, page 340, Register's Office for said County.

Property improved with frame home.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said C. A. Driver and wife, Louise I. Driver

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 C. A. Driver and wife, Louise I. Driver 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 C. A. Driver and wife, Louise I. Driver

do hereby transfer and convey unto J. L. Carden, 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 C. A. Driver and wife, Louise I. Driver

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 $6,000.00 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 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 C. A. Driver and wife, Louise I. Driver 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; if 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 C. A. Driver and wife, Louise I. Driver, their 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. L. Carden, 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 Ezra H. Zipperer and wife, Ruth D. Zipperer and C. A. Driver and wife, Louise I. Driver hereunto set our hands at Madison, Tennessee, this the 29th day of May 19 65

Ezra H. Zipperer

Ezra H. Zipperer

Ruth D. Zipperer

Ruth D. Zipperer

C. A. Driver

C. A. Driver

Louise I. Driver

Louise I. Driver

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

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Billy H. Howell, a Notary Public in and for said County and State, the within named Ezra H. Zipperer and wife, Ruth D. Zipperer and C. A. Driver and wife, Louise I. Driver

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 Madison Tennessee, this 29th day of May, 19 65

Billy H. Howell, Notary Public.

Commission Expires November 16th, 1968

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 _____

INSTALLMENT DEED

FROM
EZRA H. ZIPPERER, ET UX

Mail TO
C. A. DRIVER, ET UX

324 Elm St
Madison

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

STATE TAX $ 2.75
PROBATE
TOTAL $ 10,225.50
JUN 2 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 2 - 1965



FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 2 10 09 AM '65

NOTE BOOK 111 PAGE 483
RECORDING FEE $ 2.75
DEP. REG. ____

83046

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JOHN TOLLEY CO., NASHVILLE