ADDRESS NEW OWNERS AND SEND TAX STATEMENTS TO:
Mr. and Mrs. Crafton Peach
6106 California Avenue
Nashville, Tennessee

Map 91-2
Par. 97
12W 24375

BOOK 3907 PAGE 546

FORM 1008 **INSTALLMENT DEED — TENNESSEE TITLE COMPANY**

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 dollars ($10.00) and other good and valuable considerations of which $295.00---- has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their promissory note of even date herewith, in the principal amount of $4,653.19, payable $48.25 on the 1st day of August, 1965, and a like sum on the first day of each succeeding month until the principal and interest are fully paid, except that the final payment of principal and interst, if not sooner paid, shall be due and payable on the first day of July, 1976. Said payments include principal and interest at the rate of six per cent (6%) per annum on a regular amortized monthly payment plan.

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,

Sylvia Barish, unmarried,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Crafton Peach and wife, Mary Peach,

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

Land in Davidson County, Tennessee, being the easterly 32 feet of Lot No. 5 of Block 20 in the Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for said County.
Said part of said lot fronts 32 feet on the northerly side of California Avenue and runs back between parallel lines , 150 feet to an alley.
Being the same property conveyed to Sylvia Barish, by deed from Wendell Smith and wife, as of record in Book 3437, page 497, said Register's Office.

This is improved property known as 6106 California Avenue, Nashville, Tennessee.

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 John J. Archer 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 insurable value 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:

This instrument prepared by
STEPHENSON, LACKEY & HOLMAN
First Federal Building
Nashville, Tenn. 37219

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 advise 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 grantees 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 29th day of June 19 65

Crafton Peach
Crafton Peach

Sylvia Barish
Sylvia Barish

Mary Peach
Mary Peach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Maiden Dishner, a Notary Public in and for said County and State, the within named Sylvia Barish, unmarried, 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 this 29th day of June, 1965

Commission Expires ✓ My Commission Expires Jan. 25, 1969

Maiden Dishner, Notary Public.

STATE OF

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Maiden Dishner, a Notary Public in and for said County and State, the within named Crafton Peach and wife, Mary Peach, 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 29th day of June, 1965

Commission expires ✓ My Commission Expires Jan. 25, 1969

Notary Public Maiden Dishner

STATE $ 7.43
PROBATE .50
TOTAL $ 7.93

JUN 30 1965

WITNESS my hand and official seal at office in

on this the day of , 19

My commission expires

Notary Public

FILED JUN 30 1965

INSTALLMENT DEED

FROM

SYLVIA BARISH, UNMARRIED

TO

CRAFTON PEACH AND WIFE,

MARY PEACH

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 30 day of JUN A. D. 19 65 at 7 o'clock 32 M.,
Noted in Book 1 Page
Recorded in Book 3907 Page 547
Recording Fee $ 1.50
By Dept. Reg.

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOTED
RECORDING FEE
DEP. REG.

JUN 30 2 21 PM '65
PAGE 8764

County Register

Prepared by

TITLE COMPANY
Nashville, Tenn.
Zone Office

TITLE INSURANCE
CORPORATION
of Richmond, Virginia