Mail Statement
J. D. Carpenter
Mt. View Rd
Antioch Tenn

BOOK 3909 PAGE 983

Installment Deed

MAP 150
1/1 115
2D 3 3/10
MS

FOR AND IN CONSIDERATION of the sum of

FIVE HUNDRED AND NO/100 ($500.00) *Dollars,*

of which TWO HUNDRED FIFTY AND NO/100 ($250.00)

Dollars, has been paid in cash,

by James N. Alexander and wife, Georgia Alexander, to Wyatt Robertson and wife,
the receipt of which is hereby acknowledged, and for the remainder Essie Robertson,

TWO HUNDRED FIFTY AND NO/100 ($250.00) *Dollars,*

the said James N. Alexander and wife, Georgia Alexander,

have executed and delivered their one note for Two Hundred Fifty and no/100 ($250.00) Dollars, dated June 10th, 1965, payable to the order of Wyatt Robertson and wife, Essie Robertson, and signed by the said James N. Alexander and wife, Georgia Alexander, payable in installments of Twenty-five and no/100 ($25.00) Dollars each, due monthly, the first installment being due July 10th, 1965, and those following due on the tenth day of each consecutive month, until the entire principal sum of Two Hundred Fifty and no/100 ($250.00) Dollars is paid in full, by applying said monthly installments first to interest at the rate of six per cent per annum on the unpaid balance of the principal, and the remainder of each installment to be applied on the unpaid balance of the principal,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, the said Wyatt Robertson and wife, Essie Robertson,

have this day bargained and sold, and do hereby transfer and convey unto the said James N. Alexander and wife, Georgia Alexander, their heirs and assigns,

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

Part of a tract of land in the 2nd Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made for James Alexander by Ballinger Survey Company, May 16th, 1965, as follows:

Beginning at a point in the northerly margin of Mt. View Road, the common corner of the property of Wyatt Robertson and wife, Essie Robertson, and the property of Nancy Mabry, marked by an iron pin; thence north 8 degrees West 316 feet to a point, makred by an iron pin; thence north 86 degrees west 75.52 feet to a point, marked by an iron pin; thence south 24 degrees 55 minutes west 201.52 feet to a point, marked by an iron pin; thence south 42 degrees 35 minutes east 247.51 feet to a point in the northerly margin of Mt. View Road, marked by an iron pin; thence with said northerly margin of Mt. View Road north 37 degrees 45 minutes east, 60 feet to the point of beginning, containing .995 acres, and being part of the property conveyed to the undersigned Wyatt Robertson and wife, Essie Robertson, by deed from Edward E. Bryant and wife, Katherine Bryant, of record in Book 1915, page 305, R. O. D. C., Tennessee, to which reference is here made.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said JAMES N. ALEXANDER AND WIFE, GEORGIA ALEXANDER, THEIR ~~heirs~~ *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,* except 1965 taxes which are to be paid by purchasers.

WE *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James N. Alexander and wife, Georgia Alexander, their ~~heirs~~ *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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said, James N. Alexander and wife, Georgia Alexander, *hereinafter referred to as trustors, hereby transfer and convey unto* Harris A. Gilbert, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ ---------- , or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 10th day of June, 1965., 19....

Wyatt Robertson
WYATT ROBERTSON

Essie Robertson
ESSIE ROBERTSON

James N. Alexander
JAMES N. ALEXANDER

Georgia Alexander
GEORGIA ALEXANDER

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ RUTHERFORD)

Personally appeared before me, E. W. Waldron, Jr., a Notary Public in and for said County and State, WYATT ROBERTSON AND WIFE, ESSIE ROBERTSON, AND JAMES N. ALEXANDER AND WIFE, GEORGIA ALEXANDER, the within named 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~~, LAVERGNE, Tennessee, this 10th day of June, 1965., 19....

E. W. Waldron, Jr.
Notary Public

Commission expires 15 July 1968

STATE OF.....

COUNTY OF.....

Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....

.....

the within named 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)
COUNTY OF DAVIDSON)

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be*..... .....*of the*..... *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of tne corporatoin by* .....*self as*.....

Witness my hand and seal, at office in..... *this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

PAID JUL 8 - 19[illegible]

R. E. WORKMAL
COUNTY CLERK

STATE TAX $
PUBLIC
TOTAL

INSTALLMENT DEED

FROM

WYATT ROBERTSON AND WIFE,

ESSIE ROBERTSON,

TO

JAMES N. ALEXANDER AND WIFE,

GEORGIA ALEXANDER.

Recorded [illegible]

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 8 3 11 PM '65

NOTARY PUBLIC
RECORDING FEE
DEP. REG.

87950

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE