FORM 1003

INSTALLMENT DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Homer C.Flatt, Jr. et ux	Homer C.Flatt, Jr., et ux	Plan of Belmont
(NAME)	(NAME)	
1701 Cedar Lane	1701 Cedar Lane	Terrace
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel #W24-14015
Nashville 12 Tennessee	Nashville 12 Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of FIFTEEN THOUSAND, THREE HUNDRED AND NO/100 - - - - - - - - - - - - - - - - ($15,300.00) - - - - - - - - - - - - - - - - - - DOLLARS

of which $ 3,000.00 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 and delivered their one lien promissory note, payable to the order of Ruth C. Stanley, Attorney-in-Fact for Miss Sammie Cornelius in monthly installments at the rate of $123.00 per month. Said monthly payments to include payment on principal and interest at the rate of 6% per annum. Buyer reserves the right to pay any number of said monthly payments or said note may be paid in full on any paying date. Said note provides for payment of attorneys' fees, and to secure the payment of said note, principal and interest, and attorneys' fees, a lien is expressly retained on the land herein conveyed, (1) Sammie Cornelius, (2) Charles L. Cornelius, (3) Robert P. Miller, (4) Mrs. Elizabeth Cornelius Collins, (5) Mrs. Lillian Cornelius Sharp, (6) Mrs. Mary F. Cornelius Schmitt, (7) Charles L. Cornelius, Jr., (9) Mrs. Allene Clarkson, (9) Mrs. Lily Pierce Stone, (10) Mrs. Ruth Stanley, (11) Mrs. Theo Stevens, and (12) Allen R. Cornelius, Jr.

[illegible]

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Homer C. Flatt, Jr., and wife, Judith Yearwood Flatt, as tenants by the entireties,

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

Being Lot No. 65 and the easterly 5 feet of No. 66 on the Plan of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Cedar Lane at a point 5 feet west of the corner of Lots Nos. 65 and 66; thence southerly 160 feet to the northerly margin of an alley; thence with said alley, easterly 65 feet to the westerly margin of Oakland Avenue; thence with said Avenue, northerly 138 feet, more or less, to the beginning of a curve; thence around said curve in a northwesterly direction 33.9 feet, more or less, to the southerly margin of Cedar Lane; thence with said Lane, westerly to the beginning.

Said Lot No. 65 of premises being the same property conveyed to Lily A. Cornelius by deed from Roy E. Galloway and wife, of record in Book 607, page 158, Register's Office for Davidson County, Tennessee, and said part of Lot No. 66, being the same property conveyed to Lily A. Cornelius by deed from Irvine G. Chase and wife, of record in Book 689, page 139, Register's Office for Davidson County, Tennessee, and the grantee has since died testate.

This is unimproved ( ) improved (X) property, known as 1701 Cedar Lane (House Number) (Street) Nashville, Tennessee 37212 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 Chas. L. Cornelius, Jr., 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 $ 12,500.00 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 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 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 26th day of June 1965.

Sammie Cornelius

Robert P. Miller

Mrs. Lillian Cornelius Sharp

Charles L. Cornelius, Jr.

Mrs. Lily Pierce Stone

Mrs. Theo Stevens

Charles L. Cornelius

Mrs. Elizabeth Cornelius Collins

Mrs. Mary F. Cornelius Schmitt

Mrs. Allene Clarkson

Mrs. Ruth Stanley

Allen R. Cornelius, Jr.

Homer C. Flatt, Jr.

Judith Yearwood Flatt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Catheryne W. Clouse *a Notary Public in and for said County and State,* Homer C. Flatt, Jr., and Judith Yearwood Flatt

the within named bargainor S *, 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 *this* 12th *day of* July *, 19* 65.

Catheryne W. Clouse *Notary Public*

Commission expires November 18, 1967

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Catheryne W. Clouse, *a Notary Public in and for said County and State,* Sammie Cornelius, Robert P. Miller, Mrs. Lillian Cornelius Sharp, Charles L. Cornelius, Jr., Mrs. Theo Stevens, Charles L. Cornelius, Mrs. Elizabeth Cornelius Collins, Mrs. Ruth Stanley, and Allen R. Cornelius, Jr., *the within named bargainor S, 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* 26th *day of* June, *19* 65

Catheryne W. Clouse *Notary Public*

Commission expires November 18, 1967

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STATE OF TENNESSEE

COUNTY OF BEDFORD

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Mrs. Lily Pierce Stone *the within named 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 Shelbyville, Tennessee *this* 7th *day of* July, *19* 65.

[illegible] Notary Public

Commission expires March 11, 1967

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Mrs. Allene Clarkson, 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 [illegible] this 3rd day of [illegible] 1965

Commission Expires [illegible] [illegible] Notary Public.

STATE OF MINNESOTA

HENNEPIN County.

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named MRS. MARY F. CORNELIUS SCHMITT

STATE TAX $ 2.25

PROBATE .50

TOTAL $ 2.75

JUL 12 1965

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

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

Witness my hand and official seal at [illegible] this 1 day of July, 1965

[illegible] Notary Public.

Commission Expires [illegible]

INSTALLMENT DEED

FROM SAMMIE CORNELIUS, ET AL

TO HOMER C. FLATT, JR., ET UX

Attorneys Title Company

8245

This Guaranteed

NASHVILLE, TENN.

RECORDER

7/12/65

This Deed prepared by
Charles L. Cornelius, Sr.
Cornelius & Collins, Attys
23rd Floor L&C Tower
Nashville, Tennessee 37219

Mail: Long Realty Co
904 3rd Nat'l Bank Bldg