INSTALLMENT DEED

Owners:
James Roy Newman
3816 East Ridge Drive
Nashville, Tenn

Tax Bills to:
Advance Mortgage Co.
Nashville, Tenn.

For and in Consideration of the sum of ----------($10,500.00)----------

Ten Thousand Five Hundred and no/100----------MAP 148-06----------Dollars,

of which Three Hundred Fifty($350.00)----------PAR. 44----------Dollars,

has been paid in cash by James Roy Newman 5D 13575 MS

the receipt of which is hereby acknowledged, and for the remainder a part of the said James Roy Newman has assumed and agreed to pay the balance of a loan secured ~~by~~/ ~~/////~~/ ~~/////~~/by Deed of Trust of record in Book _____, Page _____, ~~/////~~ ~~/////~~ Register's Office for Davidson County, Tennessee, to secure payment to Advance Mortgage Company of a note in the amount of Nine Thousand ($9,000.00) Dollars and for the remaining Eleven Hundred Fifty and no/100($1,150.00) Dollars the said James Roy Newman has executed his note, for that amount, of even date herewith, payable to the order of O.W.Cooper,Jr. in monthly installments of Twenty Five($25.00) Dollars each, with interest at the rate of 6% per annum. Out of each installment the interest will first be deducted and the balance applied on the principal.First payment to commence on August 1,1965.

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

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, Edward F.Gaddisand wife, Correatha S.Gaddis

---

have this day bargained and sold, and do hereby transfer and convey unto the said

James Roy Newman, his ---------- heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 44 on the Plan of Murray Heights, of record in Book 2663, page 37, Register's Office for said County, as follows:

Said Lot No. 44 fronts 72 feet on the east side of East Ridge Drive and runs back between lines, 313.3 feet on the north line and 222.55 feet on the south line to a dead line in the rear, which is a broken line, measuring 151.3 feet thereon.

Being the same property conveyed to Edward F. Gaddis and wife, Correatha S.Gaddis by deed from Basil J.Adams and wife, of record in Book 3857, page 881, said Register's Office.

Escrow account transferred to Purchaser.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said James Roy Newman, his 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 James Roy Newman his 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, I, the said James Roy Newman

do hereby transfer and convey unto Ellouise Bailey, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said James Roy Newman 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 interst may appear.

I 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 I 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 I, the said James Roy Newman 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 I 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; I 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. I 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. I 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 James Roy Newman 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 Ellouise Bailey, 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 Edward F.Gaddis and wife, Correatha S. Gaddis and James Roy Newman hereunto set our hands at Nashville, Tennessee, this the 9 day of July 19 65

Edward F. Gaddis
Edward F.Gaddis

Correatha S Gaddis
Correatha S.Gaddis

James Roy Newman
James Roy Newman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O W Cooper Jr, a Notary Public in and for said County and State, the within named Edward F.Gaddis and wife, Correatha S.Gaddis and James Roy Newman

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 9 day of July, 19 65

O W Cooper Jr, Notary Public

Commission Expires 3-16-1968

O. W. COOPER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 3-16-1968

STATE OF Tennessee
Davidson 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 _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

COOPER REALTY CO.

$10,500.00

3870 Est. Trimble

INSTALLMENT DEED

FROM

EDWARD E. GADDIS, ET UX

TO

JAMES ROY NEWMAN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

88796

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 15 10 29 AM '65
NOTE BOOK 112 PAGE 48
RECORDING FEE $ 2.50
DEP. REG. W

STATE TAX $ 15.25
PROBATE
TOTAL $ 16.75

JUL 15 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 15 1965