Mail tax Statement to Leonard W. Hayes 1813 Lillian Ave. Same

23W4130 Map 83-14

BOOK 3917 PAGE 262 Par. 215

This instrument drawn by: Thomas C. Binkley, Attorney, 1101 Stahlman Bldg.

INSTALLMENT DEED

For and in Consideration of the sum of Seven thousand nine hundred fifty and 00/100----------($7,950.00)---------- Dollars, of which One thousand ($1,000.00)---------- Dollars, has been paid in cash by Leonard W. Hayes and wife, Helen Long Hayes, the receipt of which is hereby acknowledged, and for the remainder Six thousand nine hundred fifty ($6,950.00)---------- Dollars, the said Leonard W. Hayes and Helen Long Hayes have executed their promissory note of even date herewith, bearing interest at six (6%) percent per annum and providing for the payment of principal and interest in monthly installments of $67.83 per month, commencing September 1, 1965.

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, I, Lucile Hutchinson Bell

have this day bargained and sold, and do hereby transfer and convey unto the said Leonard W. Hayes and wife, Helen Long Hayes, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 121 fronts 50 feet on the northerly side of Lillian Avenue, and runs back between parallel lines 124 feet, more or less, to an alley.

Being the same real property conveyed to Curtis H. Bell and wife, Lucile Hutchinson Bell, by deed from E. W. Hutchinson and wife, dated August 19, 1939, filed August 19, 1939, and recorded in Book 1116, page 287, said Register's Office, the said Curtis H. Bell having since died.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Leonard W. Hayes and wife, Helen Long Layes, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Leonard W. Hayes and wife, Helen Long Hayes, 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 in hand paid, we, the said Leonard W. Hayes and wife, Helen Long Hayes

do hereby transfer and convey unto Curtis H. Bell, 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 Leonard W. Hayes and wife, Helen Long Hayes 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 $ 6,950.00 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 Leonard W. Hayes and wife, Helen Long Hayes 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 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 Leonard W. Hayes and wife, Helen Long Hayes 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 _____, 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 Lucile Hutchinson Bell and Leonard W. Hayes and wife, Helen Long Hayes hereunto set our hands at Nashville, Tennessee, this the 16 day of July 19 65

Leonard W. Hayes

Helen Long Hayes

Lucile Hutchinson Bell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frank H. Staley, a Notary Public in and for said County and State, the within named Lucile Hutchinson Bell, and Leonard W. Hayes and wife, Helen Long Hayes

the bargainor, 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 16 day of July, 19 65

Frank H. Staley, Notary Public.

Commission Expires November 26, 1966

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 _____

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 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

INSTALLMENT DEED

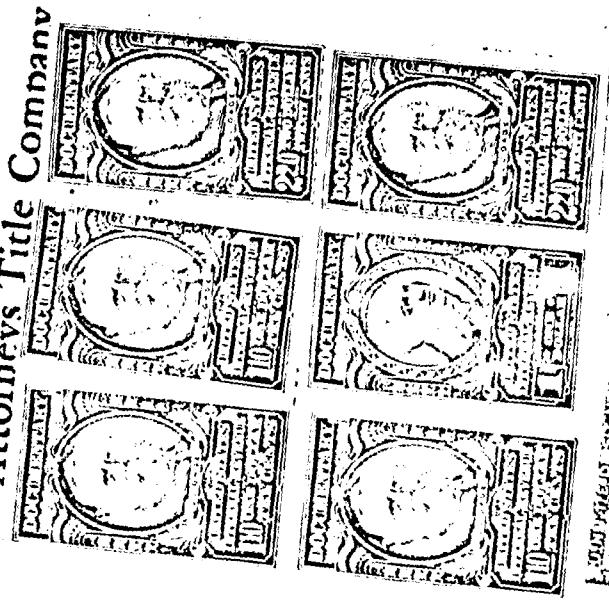
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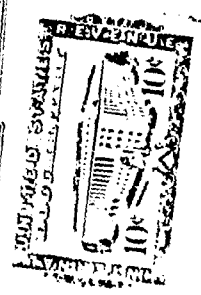
Lucile Hutchinson Bell

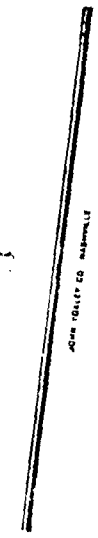
TO

Leonard W. Hayes and wife, Helen Long Hayes

Attorneys Title Company







FELIX Z. WILSON II REG/PROBATE
DAVIDSON COUNTY
STATE OF TENN

STATE TAX $ 1192
50
TOTAL $ 1243

JUL 27 1965

JUL 28 4 02 PM '65 R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

NOTED BOOK 1174 PAGE 1
RECORDING FEE $
DEP. REC.

PAID JUL 27 1965

27

907 45

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