FORM 1001

INSTALLMENT DEED

BOOK 3929 PAGE 656

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia Bennett (NAME)	Security Federal Savings &Loan Assn. (NAME)	22W 12535
907 Montrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of Seven Thousand, Two hundred, & Fifty & no/100 ($7,250.00) DOLLARS

of which $ 500.00 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 this day assumed the first mortgage balance in the amount of $4505.32, which loan was executed by James A. Carney and wife, Edith A. Carney, to Everett A. Covington, Jr., Trustee, to secure first mortgage note to Security Federal Savings & Loan Assn, Nashville, Tennessee, as of record in Book 3689, page/ 581, Register's Office for Davidson County, Tennessee; and for the remaining sum of $2,244.68, grantee has this day executed one promissory note in the principal of $2,244.68, payable to James A. Carney, and wife, Edith A. Carney, at the rate of $10.73 per month until the first mortgage with Security Federal Savings & Loan Assn. has been fully paid, at which time the payment on the second mortgage installment note will increase to $70.50 until the balance, both principal and interest, has been paid in full, said note having rate of interest at 6% per annum.

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,

JAMES A CARNEY, and wife, EDITH A. CARNEY

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

JULIA BENNETT, an unmarried person

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

Land in Davidson County, Tennessee, being the westerly half of Lot No. 152 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

Said part of lot No. 152 fronts 50 feet on the southerly side of Montrose Avenue, formerly Bethel Street, and runs back 126 feet on the westerly line and 118¼ feet more or less on the easterly line to an alley, measuring 50 feet 4½ inches more or less, thereon.

Being the same property conveyed to James A. Carney and wife, Edith A. Carney by deed from Rowena Haden Rose as of record in Book 3882, page 42, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 907 Montrose (House Number), Nashville (Street), Tennessee (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 Tom C. Coleman 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 $ insurable interest 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 hairs, 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 27 day of August 19 65.

Julia Bennett
James A Carney
Edith A. Carney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Jean M. Kent, a Notary Public in and for said County and State, the within named James A. Carney, and wife, Edith A. Carney, and Julia Bennett 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, Tenn. this 27 day of August 1965

My Commission Expires Jan 3, 1968

Jean M. Kent
Notary Public

STATE OF _____
_____ 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

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. B. HOGAN, a Notary Public in and for said County and State, the within named James A. Carney and Edith A. Carney 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 30 day of August, 19 65.

Commission expires 8-25-65

W. B. Hogan
Notary Public

STATE TAX $ 10.50
PROBATE $ 1.00
TOTAL $ 11.50

R. E. WORRALL
COUNTY COURT CLERK

PAID AUG 31 1965

INSTALLMENT DEED

FROM
James A. Carney, et ux

TO
Julia Bennett

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This deed drawn by
Coleman & Carney, Attys
303 Stahlman Bldg.
Nashville, Tennessee

95470

FELIX Z. WH[redacted] REGISTER
DA[redacted] COUNTY

AUG 31 10 34 AM '65

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RECORDING FEE $ 2.50
DEP. REC. 2