Installment Deed

BOOK 3992 PAGE 453

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. William A. English (NAME)	Mr. & Mrs. William A. English (NAME)	Parcel No.
6112 Elizabethan Drive (STREET ADDRESS OR ROUTE NUMBER)	6112 Elizabethan Drive (STREET ADDRESS)	8D-52415
Nashville, Tennessee. 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37205 (CITY) (ZONE) (STATE)	Map 115-4 Pal 84

FOR AND IN CONSIDERATION of the sum of $10.00 - - - - - - - - - - - - - - - - - -

- - - - - Ten and No/100 - *Dollars,*

xxxxxx cash in hand paid by William A. English and wife, Betsy J. English and other valuable and sufficient considerations xxxxxxxxxxxxxxxxxx

the receipt of which is hereby acknowledged, and for the remainder of $34,000.00 - - - - - - - - -

Thirty Four Thousand and No/100 - *Dollars,*

the said William A. English and wife, Betsy J. English have *executed*
executed their one joint promissory lien note for $34,000.00 payable to James McEwen Cherry and Louise M. Cherry on or before one year from March 1st, 1966, with interest from March 1, 1966 at the rate of 6% per annum. The above note is to be paid sooner than one year if and when Mr. English sells his present home on Abbott Martin Road.

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, James McEwen Cherry and wife, Louise M. Cherry - - - - - - - - - - - - - - - -

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

William A. English and wife, Betsy J. English, their - - - - - - - - - - - - - - - -

- (successors), *heirs and assigns,*

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

Land in Davidson County, Tennessee, being lot No. 147 on the Plan of Hillwood Estates, Section 8, as of record in book 2133, page 123, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Elizabethan Drive at the corner of lots Nos. 146 and 147; thence with the line between said two lots, southwestwardly 257.4 feet to a concrete monument; thence south 29° 30' west 124.3 feet to a concrete monument; thence south 36° 18' east 200 feet to the corner of lots Nos. 147 and 148; thence with the line between said two lots, northeastwardly 345 feet to the southwesterly margin of said Elizabethan Drive; then with same, northwestwardly 200 feet to the beginning.

Being the same real property conveyed to James McEwen Cherry and wife, Louise M. Cherry, by deed from E. C. Scruggs, III, and wife, of record in book 2541, page 41, said Register's Office.

This conveyance is made subject to the following:

Ten-foot utility easements along the westerly and northerly lines of premises, 15-foot easement for N.E.S. across the westerly part of premises, 100-foot building setback line from Elizabethan Drive and conditions of owners certificate, as shown on plan of record in book 2133, page 123, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in deed from H. G. Hill Realty Company to E. C. Scruggs, III, and wife, dated March 9, 1955, filed March 22, 1955, and recorded in book 2392, page 335, Register's Office for Davidson County, Tennessee.

No charge - This instrument was prepared by C. B. Criddle, Agt, 508 Nashville Bank & Trust Bldg., Nashville, Tennessee. 37201.

unimproved ( )
This is improved (X) property, known as 6112 Elizabethan Drive, Nashville, Tenn. 37205
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said William A. English and wife, Betsy J. English, their (~~successors~~) *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 1966 taxes which have been pro rated from March 1, 1966 and assumed by the Grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William A. English and wife, Betsy J. English, their (~~successors~~), *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 William A. English and wife, Betsy J. English *hereinafter referred to as trustors, hereby transfer and convey unto* J. Wm. Coles, 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 $ 34,000.00, *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

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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.

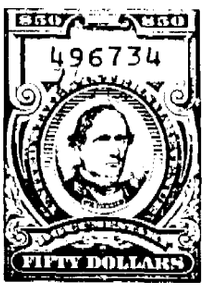
3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

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 22 *day of* February, *19* 66







James McEwen Cherry
James McEwen Cherry

Louise M. Cherry
Louise M. Cherry

William A. English
William A. English

Betsy J. English
Betsy J. English

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frankie Wilkes, *a Notary Public in and for said County and State* James McEwen Cherry, William A. English and wife, Betsy J. English

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, Davidson County, *Tennessee, this* 1st *day of* March, *19* 66

Frankie Wilkes *Notary Public*

Commission expires May 7, 1966

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, William I Edwards *a Notary Public in and for said County and State,* - - - Louise M. Cherry - - - - - - - - - - - - - - -

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 Nashville, Davidson County, Tennessee *this* 22 nd *day of* February, 1966

My Commission Expires Nov. 12, 1968

Commission expires.....

William I. Edwards
Notary Public
DAVIDSON COUNTY, TENN.

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 the corporatoin by .....*self as*.....

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

.....*Notary Public*

Commission expires.....

STATE TAX $ 73.50
PROBATE .50
TOTAL $ 74.00

MAR 1 1966

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

PAID MAR 1 1966

INSTALLMENT DEED

FROM
JAMES McEWEN CHERRY ET UX

TO
WILLIAM A. ENGLISH ET UX

19075

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 1 11 33 AM '66

NOTES BOOK 113 PAGE 575

RECORDING FEE $ 2.75

DEP. REG. .25

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE