ADDRESS NEW OWNERS:
Andrew J. Wehby and Chas. T. Wehby
1504 Demonbreun
Nashville, Tenn.

SEND TAX BILLS TO:
Same

PARCEL NO.
15W-6050

FORM 1003 **INSTALLMENT DEED—TENNESSEE TITLE COMPANY**

BOOK 3997 PAGE 383

FOR AND IN CONSIDERATION OF the sum of ELEVEN THOUSAND FIVE HUNDRED AND NO/100 ($11,500.00)----------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 their joint promissory note, of even date herewith, in the principal sum of $8,500.00, payable to the order of Jack Parker and wife, Mae Parker, on or before one (1) year from date hereof, with interest at the rate of 6% per annum, payable semi-annually,

PREPARED BY:
Vincent E. Wehby, Atty.
304 American Trust Bldg.
Nashville, Tennessee

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,

Jack Parker and wife, Mae Parker,

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

Andrew J. Wehby and Charles T. Wehby,

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

Land in Davidson County, Tennessee, being the northerly 26 feet of Lot No. 64 and the southerly 30 feet of Lot No. 65 in the Barrow Grove Plan, as of record in Book "S", page 279, Register's Office for said County, and described as follows:
BEGINNING on the easterly margin of 5th Avenue South, formerly South Sumner Street, at a point 30 feet northerly from the southwest corner of said Lot No. 65; thence with the easterly margin of said Avenue, southerly 56 feet; thence at right angles, easterly 176 feet to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 56 feet to a point 30 feet northerly from the southeast corner of said Lot No. 65; thence westerly 176 feet to the beginning. Being the same property conveyed to Jack Parker and wife, Mae Parker, by deed from Alice Estelle Potter and husband, as of record in Book 2136, page 517, said Register's Office.

It is understood and agreed by the grantors herein that all of the furnishings located in the demised premises and owned by them shall remain on the premises and be considered as part of the demised premises, with the exception of the furnishings located in Apartment 1, which is now occupied by Jack Parker, and one bunk bed, one table, and one chair located in Apartment 2, which is owned by Jack Parker's son.

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, except by 1966 taxes which are prorated and assumed by grantees. 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 grantors herein do hereby transfer and convey unto Virgil Eugene Parker 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 grantors 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 $ 8,500.00 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 grantors, 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:

BOOK 3997 PAGE 384

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 convoyed 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 15th day of March, 1966.

Andrew J. Webby — Jack Parker
Charles T. Webby — Mae Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henry B. Clark, a Notary Public in and for said County and State, the within named Jack Parker, Mae Parker, Andrew J. Webby, and Charles T. Webby, the 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, Tenn., this 15th day of March, 1966.

Commission Expires February 6, 1967 — Henry B. Clark, 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 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 purpose 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__.

Notary Public

My commission expires _____

STATE TAX $ 1.25
PROBATE 50
TOTAL $ 1.75

PAID MAR 17 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

MAR 17 1966

INSTALLMENT DEED

FROM
JACK PARKER, ET UX

TO
ANDREW J. WEHBY, ET AL

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this ____ day of ____ A. D. 19__ at ____ o'clock ____ M.,
Noted in Book ____
Recorded in Book ____ Page ____
Recording Fee $ ____ Dept. Reg. ____
By ____

FELIX Z. WISE
DAVIDSON COUNTY REGISTER
STATE OF TENN
MAR 17 11 28 AM '66
HOTEL BOOK
RECORDING FEE $ 2.50
DEPT. REG. FEE $ .25
Counter Register

Published by

Henry B. Clark and Son
Realtors
SALES—APPRAISALS—RENTALS
INSURANCE
TELEPHONE AL 5-2721
THIRD NATIONAL BANK BLDG.
NASHVILLE 3, TENNESSEE

mail