Installment Deed

BOOK 4002 PAGE 965

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lemuel Burton Bowden, Et Ux	Lemuel Burton Bowden, Et Ux	Map 33
(NAME: Campbell Rd	(NAME:	Par. 100-31450
(STREET ADDRESS OR ROUTE NUMBER) Hobbs Hill Jenn.	(STREET ADDRESS)	Par. 3
(CITY) (P. O. ZONE) (STATE) Hendersonville,	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($5,600.00)

---------- Five Thousand, Six Hundred & No/100 ---------- *Dollars,*

of which ($283.19)

------- Two Hundred Eighty-three & 19/100 ------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder ($5,316.81)

-------- Five Thousand, Three Hundred Sixteen & 81/100 -- ------- *Dollars,*

Lemuel Burton Bowden and wife, Florence Bowden,

the Grantees hereinafter named ha ve *executed*

one (1) Promissory Lien Note of even date herewith, payable to the Order of Billy Joe Curtis and Myra E. Curtis, in the principal sum of $990.00, payable in monthly installments as follows: On the 25th day of April 1966, the sum of $10.00, and thereafter a like amount on the 25th day of each succeeding month. Said payments to be applied first to the payment of interest at the rate of 6% per annum, and the remainder to be applied to principal, until the entire amount, both principal and interest has been paid in full. Privilege is reserved of paying any number of said monthly payments or said note may be paid in full on any paying date.

*(See following page for continuation of Consideration)

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, Billy Joe Curtis and wife, Myra E. Curtis,

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

Lemuel Burton Bowden and wife, Florence Bowden,

their *(successors), heirs and assigns,*

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

A Tract of Land in the 10th Civil District of Davidson County, Tennessee, being in the east part of Lot No. 4 on the Map of the Cole Lands, of record in Plan Book 1, Page 100, Chancery Court at Nashville, also of record in Book 58, Page 47, Register's Office for said County.

Beginning at a point in the northerly line of Campbell Road, corner of T. L. Clark; thence north 217.5 feet to a point; thence south 88° 30' east, 100 feet to a point; thence south 217.5 feet to a point in said Campbell Road; thence north 88° 30' west with the northerly margin of said Campbell Road 100 feet to the point of beginning, containing 0.5 acre, according to a survey dated May 5, 1956, by N. G. Jenkins, Surveyor.

Being the same real property conveyed to Billy Joe Curtis and wife, Myra E. Curtis, by Installment Deed from F. A. Veach and wife, Margaret Veach, of record in Book 3956, Page 365; said Register's Office.

*(Continuation of Consideration from Preceding Page)

And for the remainder of the Consideration, the said Grantees hereby assume and agree to pay the unpaid balance of a note in the original principal amount of $4,843.41, now reduced to $4,326.81, said note being secured by a Deed of Trust executed by Ben Lee Bolden and wife, Inez C. Bolden, to J. C. Garrett, Trustee, of record in Book 3716, Page539, R.O.D.C., Tenn., to secure the payment of said note to the Bank of Goodlettsville, Tennessee.

This is improved (unimproved) property, known as Route #2, Campbell Road, Goodlettsville, Tenn. 37072
(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 Lemuel Burton Bowden and wife, Florence Bowden, 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 as hereinabove stated and Taxes for the year 1966 - Books not ready.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lemuel Burton Bowden and wife, Florence Bowden, 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 Lemuel Burton Bowden and wife, Florence Bowden, *hereinafter referred to as trustors, hereby transfer and convey unto....., 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 $....., 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 property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

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 25th *day of* March, *19*66.

Billy Joe Curtis

Myra E. Curtis

Lemuel Burton Bowden

Florence Bowden

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. O. Hardaway, *a Notary Public in and for said County and State,* Billy Joe Curtis and Myra E. Curtis, AND Lemuel Burton Bowden and Florence Bowden, *the within named bargainors, with whom I am personally acquainted, and who acknowledged that* they have *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 31 *day of* March, *19*66.

L. O. Hardaway *Notary Public*

My commission expires Oct 25-1967

STATE OF.....
COUNTY OF.....

Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....
.....
the within named 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 }
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 $ 8.40
PROBATE .50
TOTAL $ 8.90

APR 5 1966

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

PAID APR 5 1966

INSTALLMENT DEED

FROM

Billy Joe Curtis, Et Ux

TO

Samuel Burton Bowden, Et Ux

File 2 @ Hadaway Rpt

Deed Prepared By:
David C. Rutherford, Atty.
906 Nashville Bank & Trust Bldg.
Nashville, Tenn.

23204

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 5 11 48 AM '66

NOTED: BOOK 113 PAGE 76
RECORDING FEE $ 2.50
DEP. REG. 2

Compliments of

ty Title Company

A Division of
y Title Insurance Company
nerican Trust Building
W. Cor. Third & Union
SHVILLE, TENNESSEE

RBW 1.65
8.90
2.50