This Deed Prepared by:
Leon Ruben, Attorney
125 Lafayette Street, Nash, Tenn.

Installment Deed

BOOK 4008 PAGE 595

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William R. Green	Same	Map 104-06
(NAME:) 411 32nd Avenue, South	(NAME:)	Par. 211
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	26W
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	145

FOR AND IN CONSIDERATION of the sum of ------$10,000.00------

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

of which ----------$1,000.00----------

-----One thousand and No/100----------*Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder ------$9,000.00----------

-----Nine thousand and No/100----------*Dollars,*

We, William R. Green and wife, Rosalie Green *have* executed their promissory note in the principal sum of $9,000.00, of even date, herewith, which said note is payable to the order of G.H. Weems, Educational Fund. Said note provides for the payment of Attorney's fees, if placed in the hands of an Attorney for collection. Said note being payable in monthly installments of $64.00 each, including interest at the rate of 6% per annum on the unpaid principal balance. Monthly payments are to be applied, first, to the payment of interest on the principal, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal until the entire amount is paid in full. The first payment of $64.00 is due and payable April 10, 1966 and thereafter on or before the 10th day of each succeeding month until full payment is made.

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, The G.H. Weems, Educational Fund

have this day bargained and sold, and do hereby transfer and convey unto the said William R. Green and wife, Rosalie Green their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being the southerly 59 feet front and 37 feet 2 inches rear of lot No. 77 on the Map showing R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as follows:
BEGINNING on the westerly margin of Orient Circle at a point 118.5 feet southeast of the southeasterly margin of Marlborough Avenue; thence with the westerly margin of said Circle southeastwardly 59 feet to the corner of lots Nos. 77 and 78; thence with the line between said two lots southwestwardly 150 feet, more or less, to the easterly margin of an alley; thence with said alley northwestwardly 37 feet 2 inches to a point 71 feet 2 inches southeast of the southeasterly margin of Marlborough Avenue; thence northeastwardly 150 feet, more or less, to the beginning.
Being the same real property conveyed to The G.H. Weems, Educational Fund, by D. Scott Porch, Jr., Executor, et al, of record in book 2735, page 296, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 411 32nd Avenue South, Nashville, Tennessee
(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 R. Green and wife, Rosalie Green *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William R. Green and wife, Rosalie Green *(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 R. Green and wife, Rosalie Green *hereinafter referred to as trustors, hereby transfer and convey unto* Leon Ruben, *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 $ 9,000.00 *, 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 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 10th *day of* March, *19*66

William R. Green

Rosalie Green

G.T.H.U. Weems Educational Fund

T.V.H.U. Weems, Chairman

James A. Weems

S.E. Robertson

D. Scott Bell, Jr. Trustee

Thos. M. Layne, Jr. Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William R. Green & wife, Rosalie Green, *the within named bargainor S., 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 Nashville, Tennessee *this* 19th *day of* March April, *19*66

Mrs. Helen Lewis, Notary Public

Commission expires May 14, 1969

STATE OF MARYLAND (

ANNE ARUNDEL COUNTY (

Before me M. J. BOTTOM, a Notary Public in and for said County and State, personally appeared, P. V. H. Weems, with whom I am personally acquainted and who upon oath acknowledged himself to be one of the five Trustees of the G. H. WEEMS EDUCATIONAL FUND and also to be Chairman of the Board of said fund and that he as such Trustee and Chairman being authorized so to do executed the foregoing instrument for the purpose therein contained by signing the name of the said G. H. Weems Educational Fund by himself as Trustee and Chairman of the Board.

WITNESS my hand and seal at office at Annapolis, Maryland, on this the 9th day of APRIL, 1966.

M. J. Bottom
Notary Public

My Commission Expires:

15th day of JUNE, 1967.

STATE OF TENNESSEE (

HUMPHREYS COUNTY (

Before me Helen H. Conrad, a Notary Public in and for said County and State, personally appeared, Wm. M. Slayden II and D. Scott Porch, Jr. with whom I am personally acquainted and who upon oath acknowledged themselves to be two of the five Trustees of The G. H. WEEMS EDUCATIONAL FUND of Dickson, Tennessee and that they as such Trustees being authorized so to do, executed the foregoing instrument for the purpose therein contained by signingtheir names as such Trustees.

WITNESS my hand and seal at office at Waverly, Tennessee, on this the 11th day of March, 1966.

Helen H. Conrad
Notary Public

My Commission Expires:
Oct. 12, 1969

STATE OF TENNESSEE (
(
DICKSON COUNTY (

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Before me Ora Ritchison, a Notary Public in and for said County and State, personally appeared, James A. Weems and S. G. Robertson, President of the First National Bank of Dickson, Tennessee with whom I am personally acquainted and who upon oath acknowledged themselves to be two of the five Trustees of the G. H. WEEMS EDUCATIONAL FUND of Dickson, Tennessee and that they as such Trustees being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing their names as such Trustees.

WITNESS my hand and seal at office at Dickson, Tennessee, on this the 12th day of March, 1966.

Ora Ritchison
Notary Public

My Commission Expires:

22nd day of Nov., 1967.

STATE OF.....

COUNTY OF.....

Personally appeared before me, ...BOOK 4008 PAGE 600 *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 $ 15.00
PROBATE .50
TOTAL $ 15.50

APR 21 1966

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

PAID APR 21 1966

INSTALLMENT DEED

FROM

G.H. Weems, Educational Fund

TO

William R. Green

and wife, Rosalie

25358

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 21 10 04 AM '66

NOTED: BOOK 114 PAGE 60
RECORDING FEE $ 3.25
DEP. REG. ---2---

Guar: ... Kansas ... 3.25

Move to Town Real Estate Co 346 Williamson Ave Hendersonville