Send tax statement to: John A. Eberle
607 Fordamatic Drive
Nashville, Tennessee

Map 91-16
Par. 213

FORM 1008 **INSTALLMENT DEED — TENNESSEE TITLE COMPANY** BOOK 4031 PAGE 811

FOR AND IN CONSIDERATION OF the sum of Eight Thousand Nine Hundred and no/100 ($8,900.00) DOLLARS of which $ 1,780.00 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 one joint promissory note of even date herewith for the principal sum of Seven Thousand One Hundred Twenty and no/100 ($7,120.00) dollars, payable to the order of Mary Ella Looney, in consecutive monthly installments of Sixty-five and no/100 ($65.00) dollars each, which sum includes both principal and interest at the rate of 6% per annum, beginning on the 17th day of July, 1966, and thereafter on the same day of each succeeding month until said principal sum and interest thereon have been paid in full

This instrument prepared by Henry K. Buckner, Jr., Atty.
3937 Gallatin Road
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,

Mary Ella Looney

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

John Arthur Eberle and wife, Maxine Prow Eberle

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

Land in Davidson County, Tennessee, being Lot No. 208 and the easterly one-half of Lot No. 210 of Block 9 in the Charlotte Park Company's First Addition, as of record in Plan Bk. 57, pg. 103, Register's Office for said County.

Said Lot 208 and the easterly one-half of Lot 210 front together 75 ft. on the southerly side of Elkins Avenue, formerly Second Ave., and extend back southerly between parallel lines 180 ft. to an alley in the rear.

Being the same property conveyed to James W. Waller and wife, Mayme Louise Waller, by deed from C. D. Bullington and wife, Lutie Mai Bullington, of record in Bk. 946, pg. 152, Register's Office for Davidson County Tennessee. The said James W. Waller, having since conveyed his interest in said property to Mayme Louise Waller, by divorce decree in Chancery Court, Part Two, and recorded in Bk. 1734, page 136, Register's Office for said county, and being the same property devised to Mary Ella Looney, as devisee under the will of Mayme Jones Waller, deceased, probated June 16, 1966, of record in Will Book 86 , page 147 , County Court Clerk's Office for Davidson County, Tennessee.

This is improved property.

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 Gale Robinson, Atty. 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 $ 7,120.00 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 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 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 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 grantors 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 Ten 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 17th day of June 1966

John Arthur Eberle

Maxine Prow Eberle

Mary Ella Looney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named Mary Ella Looney, John Arthur Eberle, Maxine Prow Eberle, (1) 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 this 17th day of June 1966

Commission Expires My Commission Expires Nov. 6, 1968 Jim Stevens 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 name of the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____ 19__

My commission expires _____ Notary Public

STATE TAX $ 1.65
PROBATE 1.50
TOTAL $ 3.15
JUN 30 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 30 1966

M. L. TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

INSTALLMENT DEED

FROM
Mary Ella Looney

TO
John Arthur Eberle et ux

$100.00

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 30 day of JUN 30 A.D. 19 66
at 3:02 P.M.,
and recorded in Book 4031 Page 812
Recording Fee $1.10
NOTED: FOR REGISTER
RECORDING FEE
DEP. REG.
Noted in Book
Recorded in Book
Recording Fee
By
Dept. Reg.

Z. WILSON
DAVIDSON COUNTY
OF TENN
REGISTER
County Register

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