Send Tax Bills to Geo Dixon 707 32nd Ave N Nashville

1W3816 5 Map 92-9 Par. 8

INSTALLMENT DEED

For and in Consideration of the sum of Eleven Thousand Nine Hundred and Fifty ($11,950.00) Dollars,

of which One Hundred Ninety-five ($195.00) Dollars,

has been paid in cash by George Dixon, Sr. and wife, Bessie Lee Dixon,

the receipt of which is hereby acknowledged, and for the remainder Eleven Thousand Seven Hundred Fifty-five and no/100 ($11,755.00) Dollars,

the said George Dixon, Sr. and wife, Bessie Lee Dixon, have

this 1st day of August, 1966, executed their one promissory note as part payment of the purchase price hereinafter described real property and said note being in the principal sum of Eleven Thousand Seven Hundred Fifty-five Dollars payable $67.50 per month first payment beginning September 12, 1966, and $67.50 on the 12th day of each succeeding month thereafter until both principal and interest are fully paid. Interest rate at six (6%) per cent per annum. Payments when made will be first credited to unpaid interest balance to principal.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Jack J. Cohen and Bessie D. Cohen

---

have this day bargained and sold, and do hereby transfer and convey unto the said George Dixon, Sr. and wife, Bessie Lee Dixon, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of G. F. Jackson's Subdivision, as of record in Book 161, page 86, Register's Office for said County.

Said Lot No. 11 fronts 40 feet on the westerly side of 32nd Avenue North, formerly Pilcher Avenue, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Jack J. Cohen and wife, Bessie D. Cohen, by deed from James L. Bynum and wife, Barbara L. Bynum as of record in Book 4017, page 627,

THIS DEED PREPARED BY: Ben Roskin, Attorney
Stahlman Bldg.
Nashville, Tennessee

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said George Dixon, Sr. and wife, Bessie Lee Dixon, 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 1966 taxes which are assumed by purchasers.

we further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said George Dixon, Sr. and Wife, Bessie Lee Dixon 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 George Dixon, Sr. and wife, Bessie Lee Dixon,

do hereby transfer and convey unto Ben Roskin, 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 George Dixon, Sr. and wife, Bessie Lee Dixon,

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 $ insurable interest 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 interst 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 George Dixon, Sr. and wife, Bessie Lee Dixon, 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 trust 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 George Dixon, Sr. and wife, Bessie Lee Dixon, 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 conveyed to Ben Roskin, Trustee, shall be vested in said successor.

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 Jack J. Cohen and wife, Bessie D. Cohen and George Dixon, Sr. and wife, Bessie Lee Dixon hereunto set our hands at Nashville, Tennessee, this the 1st day of August 1966



George Dixon Sr.
Bessie Lee Dixon
Jack Cohen
Bessie D. Cohen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rolande R. Quintin, a Notary Public in and for said County and State, the within named Jack J. Cohen and wife, Bessie D. Cohen and George Dixon, Sr. and wife, Bessie Lee Cohen

the bargainors, 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, Tennessee, this 1st day of August, 1966

Commission Expires October 25, 1969 Rolande R. Quintin, Notary Public.

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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
Davidson County

BOOK 4042 PAGE 719

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 purposes 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____.

My commission expires _____

_____ Notary Public

INSTALLMENT DEED

FROM

Jack J. Cohen and wife,
Bessie D. Cohen

TO

George Dixon, Sr. and
wife, Bessie Lee Dixon

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.

38165

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 2 3 53 PM '66

NOTED: BOOK 114 PAGE 592
RECORDING FEE $ 2.50
DEP. REG. C

STATE TAX $ 17.93
PROBATE .50
TOTAL $ 18.43

AUG 2 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 2 - 1966