Installment Deed

BOOK 4048 PAGE 627

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Henry L. Ivens et ux. (NAME)	Henry L. Ivens (NAME)	6DA-36427
3210 Harlin Drive (STREET ADDRESS OR ROUTE NUMBER)	106 Elberta Street (STREET ADDRESS)	Map 133-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 34

FOR AND IN CONSIDERATION of the sum of Five Thousand Three Hundred Seventy Nine and 31/100 ----------($5,379.31)---------- *Dollars,*

of which One Thousand Five Hundred and no/100 ----------($1,500.00)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Three Thousand Eight Hundred Seventy Nine and 31/100 ----------($3,879.31)---------- *Dollars,*

Henry L. Ivens and wife, Virginia Green Ivens *have* ~~xxxxxx~~ assumed and agree to pay the unpaid balance of $2,879.31 of an original indebtedness of $5,850.00 secured by deed of trust of record in book 2065, page 429, Register's Office for Davidson County, Tennessee; and the said Henry L. Ivens and wife have executed their promissory note of even date herewith in the amount of $1,000.00 payable to the order of Gentry D. Baker and wife, Sarah Boner Baker, 90 days from date, with interest at the rate of 6% per annum,

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, Gentry D. Baker and wife, Sarah Boner Baker,

have this day bargained and sold, and do hereby transfer and convey unto the said Henry L. Ivens and wife, Virginia Green Ivens, their

(successors), heirs and assigns,

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

Being lot No. 36 on the plan of an addition to and a revision of certain lots in H. G. McNabb's Subdivision, as of record in book 1130, page 79, Register's Office for said County, described as follows:
Beginning on the easterly margin of Harlin Drive at the corner of lots Nos. 35 and 36 on said plan; thence with the easterly margin of said Drive, southwardly 25 feet to the beginning of a curve having a radius of 75 feet; thence around said curve in a south-easterly direction 125.7 feet to a monument on the northerly margin of Drake Avenue; thence with same, eastwardly 92.7 feet; thence north 1° 14' west 109.3 feet to the southeast corner of said lot No. 35; thence with the line between said lots Nos. 35 and 36, westwardly 161.4 feet to the beginning.
Being the same real property conveyed to Gentry D. Baker and wife, Sarah Boner Baker, by deed from J. R. White and wife, of record in book 3927, page 90, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along rear line of premises, 30-foot building setback line from Harlin Drive and Drake Avenue, as shown on plan of record in book 1130, page 79, Register's Office for said County; easement for gas main as set out in book 1452, page 405, said Register's Office; and to restrictive covenants of record in book 1333, page 387, said Register's Office.

This Instrument Was Prepared By

[illegible]

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (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 Henry L. Ivens and wife, Virginia Green Ivens, 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 taxes for 1966 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Henry L. Ivens and wife, Virginia Green Ivens, 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 Henry L. Ivens and wife, Virginia Green Ivens, ... *hereinafter referred to as trustors, hereby transfer and convey unto* William O. Lee ....., *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 17th day of August, 19 66.

Gentry D. Baker
Sarah Boner Baker.
Henry L. Ivens.
Virginia Green Ivens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Alice McMahon, a Notary Public in and for said County and State, personally appeared Gentry D. Baker and wife, Sarah Boner Baker, and Henry L. Ivens and wife, Virginia Green Ivens, the within named 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 18 day of August, 19 66.

Alice M. Mahon Notary Public

Commission expires April 26, 1970

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 .

Return to
GUIDE TITLE

INSTALLMENT DEED

FROM

Gentry D. Baker et ux.

TO

Henry L. Ivens et ux.

4 0 4 0 8

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 19 10 20 AM '65

NOTED 1/4 PAGE 694
RECORDING FEE $ 2.50
DEP. REG.

STATE TAX $ .80
PROBATE .50
TOTAL $ 1.30

AUG 19 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY
PAID AUG 19 1965

Compliments of

Title Company

A Division of
Title Insurance Company
Trust Building
Cor. Third & Union
ILLE, TENNESSEE