# Installment Deed

BOOK 4056 PAGE 324

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daw-Par Corporation | Daw-Par Corporation | W24-210 |
| (NAME:) | (NAME:) | |
| 2511 12th Avenue South | 2511 12th Avenue South | Map 118-1 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | Par. 19 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Sixteen Thousand and no/100 ---------- ($16,000.00) ---------- *Dollars,*

*of which* Two Thousand Five Hundred and no/100 ---------- ($2,500.00) ---------- *Dollars, has been paid in cash,*

*the receipt of which is hereby acknowledged, and for the remainder* Thirteen Thousand Five Hundred and no/100 ---------- ($13,500.00) ---------- *Dollars,*

Daw-Par Corporation *has executed*

its promissory note of even date herewith in the amount of $13,500.00 payable to the order of George Williamson and wife, Peggy Hanifin Williamson, in 72 monthly installments of $223.74 each, which include both principal and interest at the rate of 6% per annum; the first installment falling due one month from date and the others on the same day of each month thereafter, with privilege of prepayment in full on or before any payment date, without interest, reserved by the grantees, provided interest due to the date of prepayment is also paid,

*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, George Williamson and wife, Peggy Hanifin Williamson,

*have this day bargained and sold, and do hereby transfer and convey unto the said* DAW-PAR CORPORATION, its *(successors), heirs and assigns,*

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

Being the southerly part of lot No. 18 on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in book 421, page 34, Register's Office for said County.
Said part of said lot No. 18 fronts 47-1/4 feet on the westerly side of the Granny White Pike and runs back between parallel lines to an alley and shows 47 feet on said alley.
Included in the above description, but excluded therefrom is that part of said property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from George Williamson and wife, of record in book 4011, page 656, said Register's Office.
Being part of the real property conveyed to George Williamson by deed from Sallie Martin Hanifin, of record in book 3945, page 642, said Register's Office.

**The purchaser agrees to maintain the improvements on the property, but reserves the right to convert (without major structural changes) the present dwelling to office use, and to prepare the present yard area (inclusive of the removal of existing appurtenances) for use as all weather parking.**

This Instrument Was Prepared By
Dewey W. Pedigo
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* Daw-Par Corporation, its .....(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 to be prorated and assumed by the grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Daw-Par Corporation, its .....

*(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* Daw-Par Corporation .....

*hereinafter referred to as trustors, hereby transfer and convey unto* Alfred E. Abbey, *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* 9th *day of* September, *19* 66.

George Williamson

By: [signature] Attorney-in-fact

Peggy Hamlin Williamson

By: [signature] Attorney-in-fact

DAW-PAR CORPORATION

By: Finnis O. Parish

Finnis O. Parish, Vice President.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*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.....Tennessee, this.....day of....., 19.....*

.....*Notary Public*

*Commission expires.....*

BOOK 4056 PAGE 327

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,* J. A. Williams *, a Notary Public of the State and County aforesaid, personally appeared* Finnis O. Parish *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Daw-Par Corporation *, the within named bargainor, a corporation, and that* he *as such* Vice President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President .

*Witness my hand and seal, at office in* Nashville, Tennessee *,*
*this* 12 *day of* September *, 19* 66

*Commission expires* 2/3/68 J. A. Williams *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

On this 12th day of September, 1966, before me personally appeared J. P. Ellis, Jr., to me known to be the person who executed the foregoing instrument in behalf of George Williamson and wife, Peggy Hanifin Williamson, and acknowledged that he executed the same as the free act and deed of said George Williamson and wife, Peggy Hanifin Williamson.

Witness my hand and official seal at office in Nashville, Tennessee, this 12th day of September, 1966.

L. R. Grimes, Jr.
Notary Public

My commission expires: 10/18/69

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY
SEP 13 1966

STATE TAX $ 2.40
PROBATE 50
TOTAL $ 2.90

Jun 190619

**INSTALLMENT DEED**

FROM George Williamson et ux.

TO Daw-Par Corporation

43432

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 14 11 27 AM '66

NOTE BOOK 114 PAGE 831
RECORDING FEE $ 2.25
DEP. REG.

DOCUMENTARY
INTERNAL REVENUE
TAX PAID