This instrument prepared by: Louis H. Hibbitts, Atty.
410 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

Send Tax Bill: Mary E Lynn
1401 Gartland Ave
Owner: Nashville 4 Tenn.

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NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $2.00 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

INSTALLMENT DEED — TENNESSEE TITLE CO.

For and in Consideration of the sum of - - - - Seven Thousand and No/100 - - - - - - - - - - - - - - - - - - ($7,000.00) - - - - - - - - - - - - - - - Dollars, of which - - - - Two Thousand and No/100 - - - ($2,000.00) - - - - Dollars, has been paid in cash by Mary E. Lynn the receipt of which is hereby acknowledged, and for the remainder - - - - Five Thousand and No/100 - - - - - - - - ($5,000.00) - - - - - - - - - - - - - - - - - - Dollars, the said Mary E. Lynn has

executed her promissory note dated September 26, 1966, in the sum of Five Thousand ($5,000.00), payable to Zora Clark Turner, on or before January 15, 1967.

Map. 83 10
Par. 147
pw

STATE TAX $ 10.50
PROBATE .50
TOTAL $ 11.00

SEP 26 1966
PAID SEP 26 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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, I, Zora Clark Turner, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Mary E. Lynn, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being parts of Lots Nos. 24 and 25 on the Map of W. R. Cornelius' Subdivision, as of record in Book 57, Page 124, Register's Office for Davidson County, Tennessee, and also being known as Lot No. 8 on the Map of the Re-subdivision of part of Lot No. 81 of the Lockeland, or Chadwell Home Place and parts of Lots 24 and 25 of W. R. Cornelius' Subdivision by Floyd Adkisson, and described as follows:

BEGINNING at a point in the north margin of Gartland Avenue 386.1 feet west of the westerly margin of North 17th Street at the corner of Lots Nos. 7 and 8; thence with the line between said lots, northerly 136 feet, more or less, to the south margin of an alley; thence with the margin of said alley, westerly 54.9 feet; thence southerly 136 feet, more or less, to the north margin of Gartland Avenue; thence with the margin of the same easterly 55 feet to the beginning.

Being the same property conveyed to R. F. Turner and wife, Zora Clark Turner, by deed from Frank Robert Mossack and wife, Bettye Joyce Mossack, of record in Book 2883, page 245, Register's Office for said County, the said R. F. Turner having since died.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mary E. Lynn, her heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Mary E. Lynn, her 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 me in hand paid, I, the said Mary E. Lynn

do hereby transfer and convey unto Sidney R. Turner, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Mary E. Lynn, 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 $7,000.00 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.

I 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 I 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 I, the said Mary E. Lynn 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 I 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; I 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. I 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. I 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 Mary E. Lynn, her 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 Sidney R. Turner, 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 Zora Clark Turner and Mary E. Lynn hereunto set our hands this the 26th day of September 1966.



Zora Clark Turner

Mary E. Lynn



STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Ruth Lamb, a Notary Public in and for said County and State, the within named Zora Clark Turner and Mary E. Lynn

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 26th day of September, 1966

Commission Expires April 18, 1967 Ruth Lamb, 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 _____

INSTALLMENT DEED

FROM

Mary E. Lynn

TO

Zora Clark Turner
Sidney R. Turner, Trustee

Mary E. Lynn

Zora Clark Turner

TENNESSEE TITLE COMPANY
320 Union Street
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia
for the convenience of
Attorneys at Law.

Form 1004 - HUSSEY

TT No. _____

4 5 1 3 1

WILSON II REGISTER
WILSON COUNTY
STATE OF TENN

FEE $

Sep 26 1 10 PM '66

RECORDING FEE $

DEP. REG. _____

256

CORPORATE ACKNOWLEDGMENT
(For Use of Corporations Only)

STATE OF _____
COUNTY OF _____

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 same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 194___

My commission expires _____

_____
Notary Public

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