Address New Owner:
Mrs. Catherine Corbitt,
1619 East Stewart Road,
Nashville, Tenn. 37218

Send Tax Bills to:
Same

Map-Parcel Numbers
Map 69-15
Par. 19

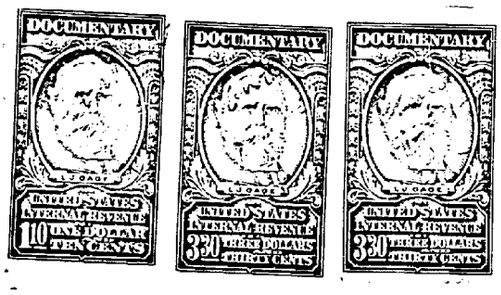
BOOK 4061 PAGE 808

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1003

FOR AND IN CONSIDERATION OF the sum of Seven Thousand and no/100 ($7,000.00) ----- DOLLARS

of which $ 1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee has executed her promissory installment note in the principal sum of Six Thousand ($6,000.00) Dollars, payable in one hundred twenty (120) installments of Sixty-Six and 62/100 ($66.62) Dollars per month, beginning November 1, 1966, and thereafter on the first day of each consecutive month until the principal of Six Thousand ($6,000.00) Dollars with interest at six (6%) percent per annum have been paid. Payment of principal and interest are provided for in each installment,



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,

I, Father Dan Richardson, Trustee,

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

her Mrs. Catherine Corbitt,

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

Land in Davidson County, Tennessee, in the 13th Civil District, being part of a 2.71 acre tract, described as follows:

BEGINNING at an iron pin in the northerly margin of East Stewart Lane, at the southeast corner of the property conveyed to Riley Baxter, Jr., by deed of record in Book 3647, page 493; thence along Baxter's southerly line, North 24° 30' West 124 feet to an iron pin; thence South 89° West 176 feet to a railroad spike; thence South 44° East 180 feet to an iron pin in the northerly margin of East Stewart Lane; thence with the margin of the same, North 70° 30' East 129 feet to the point of beginning.

BEING property vested in Father Dan Richardson, as Trustee, under the will of Mrs. Louise White, as of record in Will Book 84, page 392, County Court Clerk's Office.

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, as hereinabove set out.

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 me in hand paid, the said grantee herein do hereby transfer and convey unto Tom Ed Murray, 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 $ 6,000.00 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. 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:

This instrument was prepared by Tom Ed Murray, Attorney, Suite 1133 Stahl-

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 advise 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 grantees 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 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 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 26th day of September, 19 66.

St. Mary's Orphanage, Inc.
By: William L Adrian
Most Rev. William L. Adrian, Pres.

Father Dan Richardson, Trustee

Mrs. Catherine Corbitt

St. Pius X Catholic Church

By William L Adrian
Most Rev. William L. Adrian,
Bishop of the Roman Catholic Diocese
of Nashville, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary L. Brackman, a Notary Public in and for said County and State, the within named Mrs. Catherine Corbitt, and Father Dan Richardson, Trustee 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, Tenn., this 26th day of September, 1966
Commission Expires August 17, 1968. Mary L. Brackman, Notary Public.

STATE OF Tennessee
Davidson County

Before me, RICHARD QUICK, a Notary Public within and for the State and County aforesaid, personally appeared the Most Rev. William L. Adrian, and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the President and _____ respectively of the St. Mary's Orphanage, Inc., the within named bargainor, a corporation, and that { he / they } as such President 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 Most Rev. William L. Adrian, as such President and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 24th day of September, 1966.
My commission expires 29 April 1969. Richard Quick, Notary Public

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

STATE TAX $ 2.50
PROBATE 50
TOTAL $ 3.00

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, RICHARD QUICK, a Notary Public in and for said County and State, the within named Most Rev. William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn., this 24th day of September, 1966.
Commission Expires 29 April 1969 Richard Quick, Notary Public.

CONT'D. NEXT PAGE

CONT'D. NEXT PAGE

INSTALLMENT DEED

FROM

Father Dan Richardson, Tr.

TO

Mrs. Catherine Corbitt

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this _____ day of

_____ A. D. 19____

at _____ o'clock _____ M.,

Noted in Book _____ Page _____

Recorded in Book _____ Page _____

Recording Fee $ _____

_____ County Register

By _____ Dept. Reg.

Published by

TENNESSEE TITLE COMPANY

Nashville, Tenn.

Zone Office

LAWYERS TITLE INSURANCE CORPORATION

of Richmond, Virginia

Tom Ed Murray, Attorney,
Suite 1133 Stahlman Building,
Nashville, Tennessee, 37201