Installment Deed BOOK 4081 PAGE 276

THIS INSTRUMENT PREPARED BY FRANK M. NEWMAN, ATTORNEY, DONELSON, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. H. J. Waldrop	Same	Map 96-5
(NAME:)	(NAME:)	Par. 130
217 Donelson Pike		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, Tenn. 37214		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of $30,000.00

THIRTY THOUSAND AND NO/100 - - - - - - - - - - - - - - - - - - - *Dollars,*

of which THIRTEEN THOUSAND, THREE HUNDRED FIFTY AND NO/100 ($13,350.00)

- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder SIXTEEN THOUSAND, SIX

HUNDRED FIFTY AND NO/100 - - ($16,650.00) - - - - - - - - - - - *Dollars,*

We, HORACE J. WALDROP and wife, CHRISTINE J. WALDROP

have executed

our joint promissory note in the original principal sum of SIXTEEN THOUSAND SIX HUNDRED FIFTY AND NO/100 ($16,650.00) DOLLARS, payable to the order of ROBERTA B. SOREY in One Hundred Twenty (120) monthly installments of ONE HUNDRED EITHTY FOUR AND 86/100 ($184.86) DOLLARS each, beginning on the 15th day of ~~May~~ June 1967, and a like amount on the 15th day of each month thereafter until paid in full, each installment including principal and interest at the rate of six percent (6%) per annum. Said note shall bear no interest between the date of execution and ~~April~~ May 15, 1967. R.B.S.

R.B.S.

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, I, ROBERTA B. SOREY, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said HORACE J. WALDROP and wife, CHRISTINE J. WALDROP

their *(successors), heirs and assigns,*

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

A tract or parcel of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by J. R. Wauford & Co., (No. 66-032) dated June 6, 1966, as follows:

BEGINNING at a point in the center line of Donelson Pike and thence S. 88° 22' E., 25 feet to an iron pin at the corner post in the easterly margin of said Pike; thence S. 88° 22' E., 1,218.50 feet to an iron pin at the corner post; thence S. 56° 49' W., 696.33 feet to a point; thence N. 33° 12' W., 22.03 feet with the easterly margin of Nashville Electric Service Substation property to a concrete monument; thence S. 56° 48' W., with the north line of said NES property 60.08 feet to a concrete monument; thence N. 33° 44' W., 61.17 feet to an iron pin at the corner post; thence S. 56° 44' W., 229.16 feet to an iron pin in the fence; thence N. 88° 30' W., 207.81 feet to an iron pin; thence N. 2° 04' E., 99.17 feet to an iron pin; thence N. 88° 55' W., 171.78 feet to an iron pin in the easterly margin of Donelson Pike; thence N. 88° 55' W., 25 feet to the center line of said Pike; thence N. 4°.05' E. 398.09 feet with the center of said Pike to the beginning, containing 9.30 acres, more or less.

BEING the same property conveyed to E. W. Sorey (now deceased) and wife, ROBERTA B. SOREY, by deed from J. T. Shelton and wife, Ollie Shelton, as of record in Book 1018, page 671, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement granted by E. W. Sorey and wife, Roberta B. Sorey, to United States of America for a T.V.A. transmission line, as of record in Book 1174, page 648, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 217 Donelson Pike, Donelson, Tennessee 37214
(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 HORACE J. WALDROP and wife, CHRISTINE J. WALDROP their *(successors), heirs and assigns forever.* I do *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 do *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* HORACE J. WALDROP ET UX 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 HORACE J. WALDROP and wife, CHRISTINE J. WALDROP *hereinafter referred to as trustors, hereby transfer and convey unto* FRANK M. NEWMAN, *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 28th *day of* November, *19* 66

Roberta B. Sorey
Roberta B. Sorey

Horace J. Waldrop
Horace J. Waldrop

Christine J. Waldrop
Christine J. Waldrop

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Christian C. Zimmermann, *a Notary Public in and for said County and State,* ROBERTA B. SOREY, HORACE J. WALDROP and CHRISTINE J. WALDROP

the within named 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 Donelson, *Tennessee, this* 28 *day of* November, 1966.

CHRISTIAN C. ZIMMERMANN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Christian C. Zimmermann *Notary Public*

Commission expires January 24, 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.....

STATE TAX $ 45.00
PROBATE .50
TOTAL $ 45.50

NOV 29 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 29 1966

STATE TAX $ 14.65
PROBATE .50
TOTAL $ 15.15

NOV 29 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 29 1966

INSTALLMENT DEED

FROM ROBERTA B. SOREY

TO HORACE J. WALDROP ET UX

52597

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 29 12 55 PM '66

NOTED FOR RECORDING FEE $ 2.50
DEP. FEE .20

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