Installment Deed

BOOK 4095 PAGE 776

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Jas. Wm. Clouse (NAME:)	Mr. and Mrs. James Wm. Clouse (NAME:)	Map 23
Clay Lick Road (STREET ADDRESS OR ROUTE NUMBER)	Clay Lick Road (STREET ADDRESS)	Par. 9
White's Creek, Tennessee (CITY) (P. O. ZONE) (STATE)	White's Creek, Tennessee (CITY) (ZONE) (STATE)	

good and valuable consideration, including in part

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND FIVE HUNDRED FORTY-SIX AND 72/100 ($1,546.72)---------- *Dollars,*

of which FIVE HUNDRED AND NO/100 ($500.00)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder of ONE THOUSAND FORTY-SIX AND 72/100-----($1,046.72)---------- *Dollars,*

JAMES WILLIAM CLOUSE and wife MAMIE LOUISE CLOUSE

*ha*ve *executed* their joint Installment Deed Note of even date in the amount of $1,046.72, bearing interest at the rate of 6% per annum and payable in installments of $15.00 per month, including interest, commencing on the first day of February, 1967, and a like amount on the first date of each successive month until the aggregate of such payments shall be sufficient to discharge the principal and interest owing

This instrument was prepared by:
Ed Davies, Attorney
American Trust Bldg.
Nashville, Tenn.

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, J. W. HOBBS and wife CALVIN S. HOBBS

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES WILLIAM CLOUSE and wife MAMIE LOUISE CLOUSE, their

(successors), heirs and assigns,

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

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made in December, 1945, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the northerly margin of Clay Lick Road at the southwest corner of the tract in question, being M. G. McCarley's southeast corner; thence along McCarley's easterly line, north 36° east 600 feet to a post in Hamer's Line; thence along with Hamer's line south 81° 40' east 140 feet to a post and continuing with Hamer's line, south 6° 20' west 415 feet to a post, being at the northeast corner of a tract of 1.45 acres shown on said survey; thence with the north line of said 1.45 acre tract, north 57° 40' west 153 feet to a stake at the northwest corner of said 1.45 acre tract, and continuing with the west line of the same, south 32° 20' west 280 feet to a stake in the north margin of Clay Lick Road; thence with the margin of the same, north 57° 40' west 197.5 feet to the beginning.

Being the same property conveyed to J. W. Hobbs and wife Calvin S. Hobbs, by deed from Elmer D. Davies, Jr., Substitute Trustee, of record in Book 3899, at page 346, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as Clay Lick Road, White's Creek, Tennessee
(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 JAMES WILLIAM CLOUSE and wife MAMIE LOUISE CLOUSE, 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 for one certain Deed of Trust conveying the premises hereinabove described to Louis R. Linx, Trustee, dated December 30, 1966, and filed for record on the same date, in Book 4090, at page 414, Register's Office for said County, and the promissory note thereby secured in the original principal amount of Five Thousand ($5,000.00) Dollars. The grantees herein hereby assume and agree to pay the aforesaid indebtedness as part payment of the purchase price for the premises hereby conveyed.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES WILLIAM CLOUSE and wife MAMIE LOUISE CLOUSE, 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 JAMES WILLIAM CLOUSE and wife MAMIE LOUISE CLOUSE *hereinafter referred to as trustors, hereby transfer and convey unto* ED R. DAVIES, *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 XXXXXXXXXXXXXXXXXXXXXXXXXX *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 21 *day of* January, 19 67



J. W. Hobbs
J. W. Hobbs

Calvin S. Hobbs
Calvin S. Hobbs

James William Clouse
James William Clouse

Mamie Louise Clouse
Mamie Louise Clouse

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

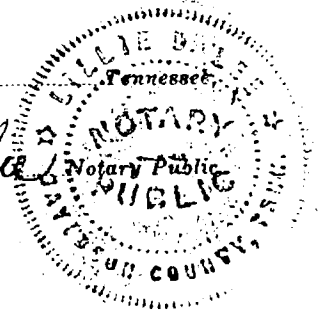
Personally appeared before me, Lillie D. Lee, *a Notary Public in and for said County and State,* J. W. HOBBS and wife CALVIN S. HOBBS and JAMES WILLIAM CLOUSE and wife MAMIE LOUISE CLOUSE

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 White Creek, Tennessee
this 21 *day of* January, *19* 67

Lillie D. Lee
Notary Public

Commission expires Apr. 18. 1967



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.....

INSTALLMENT DEED

FROM

J. W. HOBBS and wife
CALVIN S. HOBBS

TO

JAMES WILLIAM CLOUSE and
wife MAMIE LOUISE CLOUSE

TO

ED R. DAVIES, TRUSTEE

58074

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 23 11 24 AM '67

NOTE BOOK 115 PAGE 647

RECORDING FEE $ 2.50

DEP. REG. .....

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

STATE TAX $ 2.37
PROBATE
TOTAL $ 2.37

JAN 23 1967
E. W. ORRALL
COURT CLERK
R. COUNTY COURT, TENN.
DAVIDSON COUNTY
PAID JAN 23