Prepared by: H. H. Chitwood
Attorney at Law
934 Stahlman Bldg.

FORM 1003

INSTALLMENT DEED

BOOK 4128 PAGE 273

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Edgar Taylor (NAME:)	Mr. Edgar Taylor (NAME:)	Map. 92-7
2200 A Hermosa Street (STREET ADDRESS OR ROUTE NUMBER)	2200 A Hermosa Street (STREET ADDRESS)	Pac. 11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION OF the sum of fifty five hundred fifty------($5,550.00)---------
---------- DOLLARS

of which $ 2,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

Edgar Taylor and wife, Martha R. Taylor have this day executed their joint promissory note payable to Robbie Will White Gough in the principal amount of $3,550.00 payable in equal monthly installments of $50.00, the first of which said payments shall be due and payable on the 30th day of May, 1967, and a similar payment of $50.00 on the same day of each successive month thereafter until the balance is paid in full. Said payments will include both principal and interest at the rate of 6% per annum.

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,

Robbie Will White Gough and husband Robert Gough

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

Edgar Taylor and wife, Martha R. Taylor, their

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

Land in Davidson County, Tennessee being the westerly 45 feet of the east 93 feet of the south 162½ feet of Lot No. 4 on the plan of the subdivision of Lot No. 4 of the Elizabeth Harding Lytle Tract of record in Minute Book 25, page 453, Chancery Court at Nashville, described as follows:

Beginning at a point in the northerly margin of Hermosa Street, said point being 48 feet east of the common corner of Lots 4 and 5 on said plan; thence northerly along the line between said lots 162.5 feet to an alley; thence easterly along said alley 45 feet to a point; thence southerly 162.5 feet to the northerly margin of Hermosa Street; thence westerly along said margin of said street 45 feet to the point of beginning.

Being part of the real property devised to Robbie Will White Gough by will of Will Gordon, deceased, of record in Will Book 87, page 355, County Court for said County.

This is unimproved ( ) improved (X) property, known as 2202 (House Number) Hermosa Street (Street) P. O. Address: Nashville, Tennessee (City or Town) (Postal Zone)

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.

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 us in hand paid, we, the said grantees herein do hereby transfer and convey unto H. H. Chitwood 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 $ 3,000.00 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:

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 24th day of April 19 67.

Edgar Taylor
Martha R. Taylor

Robbie Will White Gough
Robert Gough

STATE TAX $ 5.33
PROBATE .50
TOTAL $ 5.83

MAY 5 1967
PAID MAY 5 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 1.55
PROBATE .50
TOTAL $ 2.05

MAY 5 1967
PAID MAY 5 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, Tazwell F Mugle, a Notary Public in and for said County and State, the within named Robbie Will White Gough and Robert Gough 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 Louisville, Ky this 24th day of April, 1967

Notary Public, Jefferson County, Ky.
My commission expires Apr. 19, 1970

Tazwell F Mugle Notary Public.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Carl C Smith, a Notary Public in and for said County and State, the within named Edgar Taylor & wife Martha R. Taylor

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, Tennessee, this 5th day of May 1967

Commission expires Dec. 13, 1967

Carl C Smith
Notary Public

INSTALLMENT DEED

FROM

ROBBIE WILL WHITE GOUGH AND HUSBAND ROBERT GOUGH

TO

EDGAR TAYLOR AND WIFE MARTHA R. TAYLOR

22-00-0 Memo

Attorneys Title Company
Titles Guaranteed 37208

70486

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
NASHVILLE, TENN.

MAY 5 1 05 PM '67
NOTES: BOOK 116 PAGE 361
RECORDING FEE $ 2.75
DEP. REG. 3