BOOK 4148 PAGE 558 Tax Par. F.H. 4025
Map 144-10
Par. 10

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1008

FOR AND IN CONSIDERATION OF the sum of $12,750.00
TWELVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100---------- DOLLARS
of which $ 2,550.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees herein have executed their one note of even date herewith, payable to the grantor herein for the sum of $10,200.00, with interest at 6% per annum, both principal and interest payable in semi-annual installments of $1195.85 each, beginning Jan. 1, 1968, and a like amount on the 1st day of each July and January of each year thereafter, said payment to be applied first to payment on the interest on the principal amount or so much thereof as shall from time to time remain unpaid, and the remainder to apply on payment of principal, until the entire amount is paid in full,

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,

CAMPBELL REALTY, INC.,

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

ROBERT E. McADAMS AND WIFE, LILLIAN S. McADAMS,

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

Being Lot No. 3, Section I, Chickering Estates, Revised, as of record in Book 2900, page 108, Register's Office for said County.

Said Lot No. 3 fronts 245 feet on the east side of Chickering Lane, and extends back 438.5 feet on the north line and 566.5 feet on the south line, to a dead line in the rear on which it measures 288.7 feet.

Being part of the property conveyed to Campbell Realty, Inc., by deed from V.S. Campbell, et al, as of record in Book 2752, page 396, said Register's Office.

This is unimproved property located at Chickering Lane, Nashville, Tennessee.
Send tax statement to: Robert E. McAdams, 945 Overton Lee Road, Nashville, Tennessee

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

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 Henry Buckner, Jr., 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 insurable value 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:

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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 29th day of June 19 67

Robert E. McAdams
Lillian S. McAdams

CAMPBELL REALTY, INC.,
By: Jack D. Brandon
President

STATE TAX $ 19.13
PROBATE .50
TOTAL $ 19.63

JUN 30 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUN 30 19 67 CT

STATE TAX $ 8.20
PROBATE .50
TOTAL $ 8.70

JUN 30 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUN 30 19 67 CT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Christine Bunch, a Notary Public in and for said County and State, the within named Robert E. McAdams and wife, Lillian S. McAdams, the bargainor, 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 29th day of June 19 67

Commission Expires My Commission Expires May 5, 1968

Mrs. Christine Bunch
Notary Public.

STATE OF TENNESSEE
DAVIDSON County

Before me, Mrs. Christine Bunch, a Notary Public within and for the State and County aforesaid, personally appeared Jack D. Brandon, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the Campbell Realty, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Jack D. Brandon as such President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 29th day of June 19 67

My commission expires My Commission Expires May 5, 1968

Mrs. Christine Bunch
Notary Public

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 G.ALLATIN RD. NASHVILLE, TENN.

INSTALLMENT DEED

C-197206-jmn

FROM
CAMPBELL REALTY, INC.,

TO
ROBERT E. McADAMS, ET UX.

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 ____ Dep. Reg. ____

FELIX Z. WILSON AT REGISTER
DAVIDSON COUNTY
STATE OF TENN.

Published by

JUN 30 11 56 AM '67

NOTED: BOOK 116 PAGE 711
RECORDING FEE $ 2.75
DEP. REG. R

TENNESSEE TITLE COMPANY

2.75