BOOK 4151 PAGE 111 MAP 75-13 Par. 117

INSTALLMENT DEED Owners: Mr. J.P.Martin Tax notices to: Parcel 4D-32340
136 Bonnabrook Drive Guaranty Mtge Co
Nashville, Tenn. Nashville, Tenn.

For and in Consideration of the sum of----------(13,506.60)----------

Thirteen Thousand Five Hundred Six and 60/100----------Dollars,

of which Seven Hundred Fifty and no/100($750.00)----------Dollars,

has been paid in cash by James P.Martin and wife, Frances W.Martin

the receipt of which is hereby acknowledged, and for a part of the remainder the said James P.Martin

and wife, Frances W.Martin have assumed and agreed to pay the xxxxxx

xxxxxxx balance of a loan secured by Deed of Trust of record in xxxxxx
Book 3885, page 851, Register's Office for Davidson County, Tennessee, to secure to Guaranty Mortgage Company the payment of a note in the approximate unpaid balance of $12,006.60 and for the remaining Seven Hundred Fifty($750.00)Dollars the said James P.Martin and wife, Frances W.Martin have executed their note, for that amount, of even date herewith, payabble to the order of Ed Hodge, in monthly installments of Twenty Five($25.00)Dollars each including interest at the rate of 6% per annum. Out of each installment the interest will first be deducted and the balance applied on the principal. First payment to commence on said note on the 24 day of JULY ,1967.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained

on the land herein conveyed, we, James W.Rewis and wife, Nancy M.Rewis

---

have this day bargained and sold, and do hereby transfer and convey unto the said

James P.Martin and wife, Frances W.Martin, their heirs and assigns,

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

Being Lot No. 296 on the Plan of Hermitage Hills, Section 4, of recordin Book 2900, page 136, Register's Office for said County, as follows:

Said Lot No. 296 fronts 73.75 feet on the northeasterly margin of Bonnabrook Drive and runs back between lines measuring 149.8 feet on the northwesterly side and 151.7 feet on the southeasterly side to a dead line in the rear, on which it measures 93.8 feet.

Being the same property conveyed to James W.Rewis and wife, Nancy M.Rewis by deed from Federal Housing Commissioner of record in Book 3885, page 948, said Register's Office.

Escrow account transferred to Purchasers with assumption of taxes and insurance.

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said James P.Martin and wife, Frances W.Martin, 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 said real estate to said James P.Martin and wife, Frances W. Martin, 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 James P.Martin and wife, Frances W.Martin

do hereby transfer and convey unto Dodson Batson, 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 James P. Martin and wife, Frances W.Martin

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 interst 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 James P.Martin and wife, Frances W.Martin 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 trust 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 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 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 James P.Martin and wife, Frances W.Martin 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 Dodson Batson, Trustee, shall be vested in said successor.

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 James W.Revis and wife, Nancy M.Rewis and James P.Martin and wife, Frances W.Martin hereunto set our hands at Nashville, Tennessee, this the 24th day of June 19 67

James W. Revis

Nancy M. Revis

James P. Martin

Frances W. Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ellouise Bailey, a Notary Public in and for said County and State, the within named James W.Rewis and wife, Nancy M.Rewis and James P.Martin and wife, Frances W.Martin

the bargainors, 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 24th day of June, 67

Commission Expires Jan. 24, 1970 Ellouise Bailey Notary Public.

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

MAIL TO
ED HODGE REALTY CO.
[illegible]

INSTALLMENT DEED
13,506.00

FROM
JAMES W. REWIS, ET UX

TO
JAMES P. MARTIN, ET UX

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

79341

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 11 1 27 PM '67
NOTED: BOOK 4176 PAGE 763
RECORDING FEE $ 6.00
DEP. REG. C

JOHN TUDLEY CO., NASHVILLE

PAID JUL 11 1967 JHL
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. WORRALL

JUL 11 1967

STATE TAX $ 19.76
PROBATE .50
TOTAL $ 20.26