Address new Owner:
Addie D. Farmer
524 Rosedale Avenue
Nashville, Tennessee

Send Tax Notices to:
First Federal Savings & Loan Assoc
Union at Fourth
Nashville, Tennessee

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

INSTALLMENT DEED

BOOK 4161 PAGE 712

Map 118-4
Par. 34

For and in Consideration of the sum of Ten Thousand and No/100 ----------

----------($10,000.00)---------- Dollars,

of which One Thousand Five Hundred Thirty Four and 54/100 --($1,534.54)---- Dollars,

has been paid in cash by Addie D. Farmer, a widow

the receipt of which is hereby acknowledged, and for the remainder Eight Thousand Four

Hundred Sixty Five and 46/100 ----------($8,465.46)---------- Dollars,

the said Addie D. Farmer, a widow ha s assumed and agreed to pay Seven Thousand Sixty Five and 46/100 ($7,065.46) dollars, said sum being the unpaid principal balance of a certain note which is secured by a deed of trust of record in Book 3295, page 183, Registers Office for Davidson County, Tennessee, and in further consideration has executed her one note of even date herewith in the original principal amount of $1,400.00 payable to the order of the grantees in monthly installments of $23.21 each, all in accordance with the terms and conditions as set out in said note.

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. Byrum and wife, Lillian S. Byrum

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

Addie D. Farmer, a widow, hex heirs and assigns,

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

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of the J. W. Russwurm property of record in Book 547, page 114, Register's Office for said County, and being Lot No. 8 on an unrecorded re-subdivision of said property, described according to a loan survey by T. R. Sanford, Surveyor, dated October 11, 1961, as follows:

Beginning at a point in the northerly margin of Rosedale Avenue, formerly Rose Avenue at an iron pin which is 427.7 feet from the northwest corner of Gladstone Avenue and Rosedale Avenue, the common corner of Lots Nos. 7 and 8; thence with the line between said two lots northerly 202.2 feet to an iron pin; thence westerly 61 feet to an iron pin; the common corner of Lots Nos. 8 and 9; thence with the line between said lots southerly 208.8 feet to the northerly margin of Rosedale Avenue; thence with the margin of the same easterly 61 feet to the point of beginning.

Being the same property conveyed to James W. Byrum and wife, Lillian S. Byrum by deed from Walter Earl Dodson and wife, Frances Dodson, of record in Book 1284, page 253, Register's Office for Davidson County, Tennessee.

This is improved property located at 524 Rosedale Avenue - Nashville, Tennessee

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Addie D. Farmer, a widow 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 as herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Addie D. Farmer, a widow her 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 me in hand paid, I, the said Addie D. Farmer, a widow

do hereby transfer and convey unto Jno. B. Cobb, 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.

I, the said Addie D. Farmer, a widow 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.

I 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 I 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 I, the said Addie D. Farmer, a widow 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 I 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; I 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. I 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. I 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 Addie D. Farmer, a widow 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 Jno. B. Cobb, Jr., 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. Byrum and wife, Lillian S. Byrum and Addie D. Farmer, a widow hereunto set our hands at Nashville, Tennessee, this the 15th day of June 1967

James W. Byrum

Lillian S. Byrum

Addie D. Farmer

Addie D. Farmer, a widow

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James T. Patterson, a Notary Public in and for said County and State, the within named James W. Byrum and wife, Lillian S. Byrum and Addie D. Farmer, a widow

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 15th day of June, 1967

Commission Expires 10 Feb 69

James T. Patterson, 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 _____

BOOK 4161 PAGE 715

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

INSTALLMENT DEED

FROM
James W. Byrum and wife,

TO
Lillian S. Byrum

TO
Addie D. Farmer, a widow

Attorneys Title Co
Titles Guaranteed
NASHVILLE, TENN.

84074

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 15 3 10 PM '67

NOTED BOOK 117 PAGE 129
RECORDING FEE $ 6.00
DEP. REG. _____

MAIL TO:
MRS ADDIE FARMER
SKYLOSEDALE
Nashville Tenn

STATE TAX $ 15.00
PROBATE .50
TOTAL $ 15.50

AUG 15 1967

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

PAID AUG 15 1967