PREPARED BY JACK J COHEN — INSTALLMENT DEED — BOOK 4165 PAGE 293

FORM 1008 — 303 3rd AVE N. NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Gletus Kirkwood	Same	Map 92-7
(NAME:) 825-21st Ave,N.	(NAME:) " " "	Par. 139
(& NEXT ADDRESS OR ROUTE NUMBER) Nashville,Tenn.	(STREET ADDRESS) " " "	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION OF the sum of Seven Thousand Nine Hundred and Fifty and no/100 ($7950.00) DOLLARS

of which $ 195.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed and delivered their single promissory

installment note payable to the order of Eva R.Garfinkle and payable at the rate of $59.50 per month beginning August 15th,1967 and a like amount on or before the 15th day of each suceeding month,with interest @6% per annum on the unpaid principal balance to be deducted from each of said payments and the belance thereof applied to the principal.

STATE TAX $ 1193
PROBATE .50
TOTAL $ 1243

AUG 25 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 576
PROBATE .50
TOTAL $ 626

AUG 25 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, said attorney's fees, a lien is expressly retained on the land herein conveyed. PAID AUG 1967 $ PAID AUG $

I,Eva R.Garfinkle

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

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

Being the easterly 64 feet of Lot No.12 Plan of J.B. Davis' Subdivision Register's Office for Davidson County,Tennessee,of record in Book 161, Page 123,said Register's Office.
Said Partof Lot No.12 fronts 33.2 feet on the west side of 21st Avenue North(formerly Tweed Street) and runs back between parallel lines 64.0 feet on north line and 64.2 feet on south line to right-of-way line of T.C.R.R. which measures 33.2 feet thereon,all in accordance with survey and plat by Hickerson-Miller dated July 15,1955. Being the same property conveyed by Trustee's deed to Eva R Garfinkle by Elkin Garfinkle Trustee as of Record in Book 4160 Page 724 ROD

This is (X) unimproved ( ) property, known as 825-21st Ave N.Nashville,Tenn.
(House Number) (Street) P. O. Address: (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. except 1967 taxes which are assumed by the grantees herein.
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 Elkin Garfinkle 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 herein, 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 or 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 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 the grantors 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 19th day of Aug 19 67.

Eva R Garfinkle

Virginia Kirkwood

CLETOS KIRKWOOD

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me Carl A. Bath, a Notary Public in and for said County and State, the within named Cletus Kirkwood and wife, Virginia Kirkwood and Eva R. Garfinkle 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 office in Nashville, Tenn this 19th day of Aug 19 67

Commission Expires April 25, 1971 Carl A. Bath Notary Public

STATE OF
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 purpose 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 Eva R Garfinkle

TO Cletus Kirkwood ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

85651

WILLIAM C. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 25 4 11 PM '67

NOTED: BOOK 117 PAGE 290
RECORDING FEE # 3.80
DUP. REG. .20