BK 1165 PG 912

FORM 1000

INSTALLMENT DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Henry C. Rilling (NAME)	Henry C. Rilling (NAME)	Map 112
Route 1, Old Charlotte Rd. (STREET ADDRESS OR ROUTE NUMBER)	Route 1, Old Charlotte Road (STREET ADDRESS)	Par. 47
Pegram, , Tennessee 37143 (P. O. ZONE) (STATE)	Pegram, , Tennessee 37143 (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of Eight Thousand and No/100 ($8,000.00) DOLLARS

of which $ 600.00 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 their one note of even date herewith in the original principal sum of $7,400.00, payable to the order of George G. Andrews and wife, Rebecca H. Andrews, in monthly installments of $60.05 each, the first of which is due and payable on the 1st day of October, 1967, and thereafter a like amount on the 1st day of each succeeding month, and the remaining balance of said principal sum on the 1st day of September, 1983. Said payments to be applied first to payment of interest at the rate of 6% per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum, until the entire amount, both principal and interest, has been 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.

We, George G. Andrews and wife, Rebecca H. Andrews

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

Henry C. Rilling and wife, Betty A. Rilling

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

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the easterly side of Charlotte Pike and described according to a survey by S. H. Hutchison, July 6, 1956, as follows:

Beginning at a stake in the Charlotte Pike, also stake in line on easterly margin of said Pike, same being the southwesterly corner of the C. A. Jones Lot; thence with same, South 54° 30' east 965 feet to a stake with a poplar and ironwood pointers in David S. Ferguson's Sr., westerly line; thence south 37° 30' west with David S. Ferguson's line 210 feet to a stake with large beech pointers; thence north 54° 30' West 964 feet to a point in Charlotte Pike, stake in line on easterly margin of road; thence with said road, north 50° east 31 feet to a point, opposite a locust tree; thence with said Road, North 34° 30' east 179 feet to the point of beginning, containing 4.65 acres, more or less.

Being the same property conveyed to George G. Andrews and wife, Rebecca H. Andrews, by deed from Emmett L. Evans and mother, Pearl Evans Boyce, of record in Book 3575, page 47, Register's Office for Davidson County, Tennessee.

This is unimproved / improved X property, known as Route 1, Old Charlotte Road, Pegram, Tennessee 37143
(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.

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 Leland Dugger 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 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 fee 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 28 day of August 19 67.

George G. Andrews — Henry C. Rilling
Rebecca H. Andrews — Betty A. Rilling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jack S. Dugger, a Notary Public in and for said County and State, the within named George G. Andrews and wife, Rebecca H. Andrews, and Henry C. Rilling and wife, Betty A. Rilling 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 this 28 day of August 1967.

Commission Expires April 26, 1971 — Jack S. Dugger 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 the _____ as such _____ 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 _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____ 19__.

My commission expires _____ Notary Public

STATE TAX $ _____
PROBATE $ _____
TOTAL $ _____

REAL ESTATE
Charlotte Rd.
Nashville, Tenn.

INSTALLMENT DEED

FROM
George G. Andrews and wife,
Rebecca H. Andrews

TO
Henry C. Rilling and wife,
Betty A. Rilling

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

85979

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 29 11 04 AM '67
NOTE 117 PAGE 215
RECORDING FEE $ 3.00
DEP. REG. _____

mail