INSTALLMENT DEED

BOOK 4183 PAGE 444

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
Jas W Kelley (NAME)	H H Richardson (NAME)	Map 76-2
3935 Gallatin Rd (STREET OR ROUTE NUMBER)	1400 Sunnymead Hls (STREET ADDRESS)	Par. 44
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	Nashville Tenn (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of SEVEN THOUSAND FIVE HUNDRED AND NO/100------
----------($7,500.00)---------- DOLLARS

of which $ 1,000.00 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 an installment deed note in the principal amount of Six Thousand Five Hundred and No/100 ($6,500.00) Dollars payable to the order of H.H.Richardson and wife, Eva Richardson. Said note being payable in monthly installments of Fifty-Four and 80/100 ($54.80) Dollars per month for 180 months with the first payment due and payable on or before November 1, 1967 and on the same day of each succeeding month thereafter a like amount until the entire amount both principal and interest has been paid in full. Said note bears interest at the rate of 6% per annum. IT IS AGREED further that James W. Kelley, Sr. and wife, Mirian Ruth Kelley, the grantees, will pay to H.H.Richardson in monthly installments 1/12 of the total amount that is necessary to pay taxes and insurance on said property. First payment on this amount will be payable November 1, 1967 and on the same day of each succeeding month thereafter a like amount until the above described note is paid in full.
Privilege is granted to maker to make additional principal payments in amounts which will be in accordance with the plan of amortization of this indebtedness on any payment date.

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,

H. H. Richardson and wife, Eva Richardson,

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

James W. Kelley, Sr. and wife, Mirian Ruth Kelley,

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

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Richardson Subdivision, Block "A", as of record in Book 2133, page 2, Register's Office for said County.

Said Lot No. 11 fronts 75.3 feet on the southerly margin of Richardson Avenue and extends back between parallel lines 165.0 feet to a dead line on which it measures 75.3 feet thereon.

Being part of the same property conveyed to H. H. Richardson by deed from T. V. Ellis and wife, Jo T. Ellis, of record in Book 1316, page 371, Register's Office for said County.

STATE TAX $ 11.25
PROBATE .50
TOTAL $ 11.75

OCT 24 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 4.50
PROBATE .50
TOTAL $ 5.00

OCT 24 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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 Phillip Saindon 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 $ _____ 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 thereby, 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; or 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 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 24 day of October 19 67.

Mr. James W. Kelley Sr. — H. H. Richardson

Mrs. Mirian Ruth Kelley — Eva Richardson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Mrs Margaret Ann Chism, *a Notary Public in and for said County and State,* H. H. Richardson and wife, Eva Richardson and James W. Kelley, Sr. and wife, Mirian Ruth Kelley, *the within named 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, Tennessee *this* 24th *day of* October, *19* 67.

Mrs Margaret Ann Chism
Notary Public

Commission expires Nov 5, 1967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

935 U 1

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY
STATE OF TENN.
OCT 24 10 39 AM 67
NOTED: BOOK 117 PAGE 557
RECORDING FEE $ 3.00
DEP. REG.

Witness my hand and seal, at office in ..... *this* ..... *day of* ..... *19* .....

Notary Public

Commission expires .....

INSTALLMENT DEED

FROM

H. H. RICHARDSON, ET UX

TO

JAMES W. KELLEY, SR., ET UX

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON