THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., 327 Charlotte Avenue, Nashville, Tennessee, 37208, Attorney at Law.

Owner Martin Ramey 1219 N 7th Street

Map. 71-16
Par. 251 pw

FORM 1003 **INSTALLMENT DEED — TENNESSEE TITLE COMPANY**

BOOK 4195 PAGE 277

FOR AND IN CONSIDERATION OF the sum of Eight Thousand, Five Hundred &----------
----------no/100($8,500.00) **DOLLARS**
of which $ 150.00 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 two Installment Deed Notes, both of even date herewith, the first in principal sum of $6,000.00, payable in monthly instalments of $35.98 each, plus $18.60 additional monthly escrow payments for insurance and taxes, said monthly payments to begin 27 December 1967 and continue monthly thereafter until the remaining balance of principal is paid on the 27th day of November, 1997, 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 the second in principal sum of $2,350.00, payable on or before the 27th day of November, 1997 and bearing interest at the rate of 6% per annum, to be computed and compounded annually and added to the principal and said compounded interest not to be payable until the principal of said second note is due, and said second note providing that if at any time default is made in payment of said first note or any installment thereof, or if said first note is paid in full at any time before the due date of said second note, then in either event said second note will be immediately due and payable on demand by any holder thereof;

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,

Community Federal Savings & Loan Association of Nashville

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

Martin Ramey and wife, Bessie Ramey

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

Land in Davidson County, Tennessee, being parts of Lots Nos. 259 and 260 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County, and described as follows: BEGINNING at a point in the easterly margin of North 7th Street, 53.1 feet south of the south margin of Mile End Avenue, said point likewise being 7 feet south of the corner of Lots 260 and 261, thence easterly parallel to the line between said lots, 115 feet to a point which is 50 feet west of the westerly margin of an alley; thence southerly parallel to the westerly margin of said alley, 38 feet to a point; thence easterly 50 feet to the westerly margin of said alley; thence with the margin of the same, southerly 15 feet to the corner of Lots Nos. 258 and 259; thence with the line between said two lots, westerly 165 feet to the easterly margin of North 7th Street; thence with the margin of the same, northerly 53 feet to the point of beginning. Said tract is improved and known as 1219 N. 7th Street, Nashville, Tennessee, and is Parcel No. W20-30465 in the County Tax Assessor's Office.
Being the same property conveyed to Community Federal Savings & Loan Association of Nashville by deed from Alfred C. Galloway, Trustee, of record in Book 4128, page 5, Register's Office for said County.
Send tax statements to: Community Federal Savings & Loan Association of Nashville, 2430 Jefferson St., Nashville, Tennessee 37208.

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 Alfred C. Galloway, 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 $8,350.00 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 therein, 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 fees for advise 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 grantees 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 27th day of November 19 67

Martin Ramey
Martin Ramey

Bessie Ramey
Bessie Ramey

COMMUNITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

BY: Alfred C. Galloway
Executive Vice-President

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

NOV 29 1967

STATE TAX $ 6.35
PROBATE 50
TOTAL $ 6.85

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

NOV 29 1967

STATE TAX $ 12.75
PROBATE 50
TOTAL $ 13.25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. C. Walker, a Notary Public in and for said County and State the within named Martin Ramey and wife, Bessie Ramey, 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, Tenn., this 27th day of November 1967

Commission Expires 7-29-70

A. C. Walker
Notary Public.

STATE OF TENNESSEE
DAVIDSON County

Before me, A. C. Walker, a Notary Public within and for the State and County aforesaid, personally appeared Alfred C. Galloway, with whom I am personally acquainted and who upon { his oath } acknowledged { himself } to be the Executive Vice-President of the Community Federal Savings & Loan Association of Nashville, the within named bargainor, a Federal Association, and that { he } as such Executive Vice-President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Alfred C. Galloway as such Executive Vice-President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 27th day of November, 1967

My commission expires 7-29-70

A. C. Walker
Notary Public

A. C. WALKER NOTARY PUBLIC DAVIDSON CO. TENN.

INSTALLMENT DEED

FROM COMMUNITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

TO MARTIN RAMEY ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 29th day of Nov A. D. 19 67 at 9 o'clock A. M., and recorded in Book 4193 Page 278

FELIX WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENNESSEE

Noted in Book 90 Page 55

Recording Fee $ 3.00

Recorded in Book 117 Page 757

Dept. Reg. By

County Register

NOV 29 12 PM '67

DOCUMENTARY INTERNAL REVENUE STAMPS

CORPORATION
of Richmond, Virginia