Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mattie Sue Mobley (NAME:)	Mattie Sue Mobley (NAME:)	Map 118-14
3603 Robin Road (STREET ADDRESS OR ROUTE NUMBER)	3603 Robin Road (STREET ADDRESS)	Par. 20
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville Tenn. (CITY) (ZONE) (STATE)	MD

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand - - - - - - -

- - - - - - - - - - - - - - - - - ($17,000.00) - - - - - - - - - - - - *Dollars,*

of which Four Thousand Two Hundred Fifty - - ($4,250.00) - - - - - - - - - -

- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twelve Thousand Seven Hundred

Fifty - - - - - - - - - - - - - ($12,750.00) - - - - - - - - - - - - - *Dollars,*

- -

Mattie Sue Mobley - *haS executed* her one certain Promissory vendor's lien note of even date herewith payable in One Hundred Twenty One consecutive monthly installments, which include interest from date at the rate of six per cent (6%) per annum, The first One Hundred Twenty installments being in the amount of Ninety One and 42/100ths ($91.42) Dollars each, and the last or 121st installment being in the sum of Eight Thousand Two Hundred Fifteen and 59/100ths $8,215.59) Dollars, the first of said monthly installments being due and payable on or before January 1, 1968, and a similar monthly installment being due and payable on or before the first day of each succeeding month thereafter for 119 additional months, and the last or 121st installment being due and payable on the first day of the following month, (See Note *and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed,* I, Laura Emily Blessing Ward,

- -

have this day bargained and sold, and do hereby transfer and convey unto the said Mattie Sue Mobley, her -

- *(successors), heirs and assigns,*

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

Being Lot No. 1 on the Map Marengo Park, Section "C", as of record in Book 1130, page 21, Register's Office for said County.

Said Lot No. 1 fronts 96.4Ft on the westerly side of Robin Road, and runs back between lines, 81.2 feet on the northerly line and 129.2 feet on the southerly line, to a dead line in the rear and measures 112.7 feet thereon.

Being the same property conveyed to Laura Emily Blessing Ward by deed from Third National Bank in Nashville, Trustee under the Will of Gladys Holt Blessing, Deceased, of record in Book 3964, page 88, Register's Office of said County, the said Laura Emily Blessing and Laura Emily Blessing Ward being one and the same person

(Regarding the vendor's lien note mentioned above) Privilege is reserved of paying the entire principal balance on any regular payment date, without penalty for prepayment. Said installments will first be credited to accrued interest monthly on the unpaid principal balance, and the remainder credited to principal.

This Instrument Prepared By
R. Marshall, Attorney
Nashville, Tennessee

This conveyance is made subject to existing leases.

Also, the following:

1. Ten-foot public utility easement and 40-foot building setback line from Robin Road, as shown on plan of record in Book 1130, page 21, Register's Office for Davidson County, Tennessee.

2. Restrictive covenant contained in the decree of record in Minute Book 148, page 328, of the Chancery Court at Nashville, a certified copy of which is of record in Book 1129, page 528, Register's Office for Davidson County, Tennessee, as follows:

"Section" to restrict the lot to be sold off the property by the purchasers to a $4,000.00 minimum value as to the improvements to be placed thereon."

3. Applicable zoning restrictions.

STATE TAX $ 7.55
PROBATE .50
TOTAL $ 8.05

DEC 1 1967

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

PAID DEC 1 1967

STATE TAX $ 1.07
PROBATE .50
TOTAL $ 1.57

DEC 1 1967

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

PAID DEC 1 - 1967

This is unimproved ( ) improved (X) property, known as 3603 Robin Road (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mattie Sue Mobley, her *(successors), heirs and assigns forever.* I *covenant that* I am *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 by taxes for 1967 which have been prorated between the Grantor and Grantee and assumed by Grantee.

I *further covenant and bind* Myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mattie Sue Mobley, her *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Mattie Sue Mobley, a single woman, *hereinafter referred to as trustors, hereby transfer and convey unto* J. D. Williams, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ 12,750.00, *or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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.

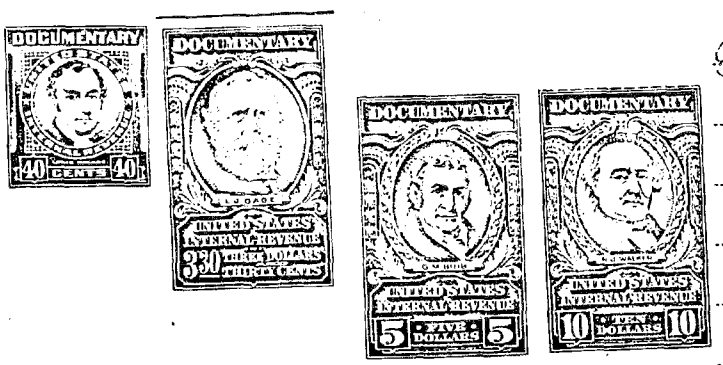
3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 28th *day of* November, *19* 67



Laura Emily Blessing Ward

Mattie Sue Mobley

~~XXXXXXXXXXXXXXX~~

STATE OF ~~TENNESSEE~~ } TENNESSEE
COUNTY OF ~~DAVIDSON~~ } DAVIDSON
~~XXXXXXX~~

Personally appeared before me, Ann Bohnenstiel, *a Notary Public in and for said County and State,* Mattie Sue Mobley, *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 1st *day of* Dec, *19* 67

Ann Bohnenstiel *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 5-5-71

STATE OF NORTH CAROLINA }
COUNTY OF Wake }

Personally appeared before me, Isabel C. Brummitt, *a Notary Public in and for said County and State,* Laura Emily Blessing Ward,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Raleigh, North Carolina, *this* 29th *day of* November, *19*67.

Isabel C. Brummitt *Notary Public*

Commission expires My Commission Expires August 7, 1969

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporatoin by* .....*self as*.....

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

.....*Notary Public*

Commission expires.....

INSTALLMENT DEED

FROM

LAURA EMILY BLESSING WARD

TO

MATTIE SUE MOBLEY

File Mark. B & L Co

98245

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 1 11 39 AM '67

NOTED: BOOK 112 PAGE 273
RECORDING FEE $ 6.60
DEP. REG. 33

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE