Installment Deed

BOOK 4224 PAGE 281

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert D. Douglas, et ux	Same	Par. 27W-19140
(NAME:) 829 Seymour Avenue	(NAME:) Same	Map 82-4 Plc. 287
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS) Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $7000.00 -------- Seven Thousand & NO/100th. --------- *Dollars,*

of which $1000.00 One Thousand & NO/100th. -------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder $6000.00 -------- Six Thousand & NO/100th. --------- *Dollars,*

Albert D. Douglas and wife, Estelle S. Douglas,

the Grantees hereinafter named *have executed*

one (1) Promissory Lien Note, of even date herewith, in the principal sum of $6000.00, payable to the Order of E. O. Sanders, in monthly installments as follows: On the 1st. day of May 1968, the sum of **$50.64**, and thereafter a like amount on the 1st. day of each succeeding month. 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 remainder to be applied to the payment of the principal sum, until the entire amount, both principal and interest has been paid in full. Privilege is reserved of paying any number of said monthly payments or this note may be paid in full on any paying date by paying the interest due to date of such payment. Continued below:

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,

We, E. O. Sanders and wife, Maggie M. Sanders

have this day bargained and sold, and do hereby transfer and convey unto the said

Albert D. Douglas and wife, Estelle S. Douglas,

their *(successors), heirs and assigns,*

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

Being part of the south 150 feet of lot No. 11, Block "C", Nashville Trust Company's Subdivision of the A. W. Shryer's Property, as of record in book 843, page 25, Register's Office for said County, described as follows:

Said part of lot No. 11 fronts 50 feet on the north side of Seymour Avenue, and extends back on the westerly line 103 feet and on the easterly line 150 feet to a dead line, measuring 68 feet thereon.

Being the same property conveyed to E. O. Sanders, by deed from Walter O. Sanders, Trustee, of record in book 4195, page 281, said Register's Office.

Continued from above:

It is understood and agreed that the payor of the above described note is to pay to the holder of said note 1/12 of the annual taxes and insurance premium, to be held in escrow, in order to pay taxes and insurance when due.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $7000.00. Affiant L. O. Hardaway
Subscribed and sworn to before me this 2 day of April 1968

Deputy Register L Gentry

This is improved (X) property, known as 829 (House Number) Seymour Avenue (Street) Nashville, 37206 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 Albert D. Douglas and wife, Estelle S. Douglas, their *(successors), 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 as hereinabove stated and taxes for the year 1968, which have been prorated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Albert D. Douglas and wife, Estelle S. Douglas, their *(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 Albert D. Douglas and wife, Estelle S. Douglas *hereinafter referred to as trustors, hereby transfer and convey unto* Owen Sanders, *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 $ 7,000.00 *, 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 29th *day of* March, *19* 68

E. O. Sanders

Maggie M. Sanders

Albert D Douglas Sr

Estelle S. Douglas

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. O. Hardaway, *a Notary Public in and for said County and State,* E. O. Sanders and Maggie M. Sanders Albert D. Douglas and Estelle S. Douglas

the within named 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, *Tennessee, this* 29th *day of* March, *19*68

L. O. Hardaway *Notary Public*

Commission expires Oct. 23, 1971

STATE OF.....

COUNTY OF.....

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Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

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

Witness my hand and official seal at....., this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

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.....

STATE TAX $ 18.20
PROBATE
TOTAL $ 18.20

APR 2 1968

.....*Notary Public*

Commission expires.....

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

11328

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 2 11 39 AM '68
NOTE BOOK 118 PAGE 517
RECORDING FEE $ 6.00
DEP. REG. .50

STATE TAX $ 4.00
PROBATE .50
TOTAL $ 4.50

APR 2 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

mail to L O Hardaway 120 So 11th St Nashville Tenn

INSTALLMENT DEED

FROM
E. O. Sanders, et ux

TO
Albert D. Douglas, et ux

Deed Prepared By:
L. O. Hardaway
120 South 11th. Street
Nashville, Tenn. 37206

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE