INSTALLMENT DEED

BOOK 4229 PAGE 240

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen M. Goodwin	Helen M. Goodwin	Map 91-2
(NAME:)	(NAME:)	
5204- Wyoming Ave.	5204- Wyoming Ave.	Par 167
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209	Nashville 37209- Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION OF the sum of

Five Thousand and no/100 - DOLLARS

of which $ 400.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed her promissory note , bearing even date herewith for $4,600.00 payable in 144 monthly installments of $44.89 each, which includes both principal and interest at the rate of 6% per annum, the first installment falling due one month from date and the others on the same date of each month thereafter until said note is paid in full and payable to the order of Katherine R. Mayes.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

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,

I, Katherine R. Mayes

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

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being parts of lots Nos. 9 and 11 of Block 4 on the Map of Cherokee Park Subdivision, as of record in book 161, page 75, Register's Office for said County, being lot No. 4 on an unrecorded survey of lots Nos. 7, 9, 11 and 13 of Block 4 in Cherokee Park Subdivision.

According to a survey made by Z. J. Wilkinson, Surveyor, May 16, 1946, said lot No. 4 is described as follows:

Beginning on the northerly margin of Morrow Road, at a point 249 feet west of the westerly margin of 61st. Avenue No., said point being the corner of lots Nos. 3 and 4; thence with the line between said two lots, northwardly 150 feet to the southerly margin of an alley; thence with said alley, westwardly 24 feet to the northeast corner of lot No. 7 on said last mentioned plan; thence with the easterly line of lot No. 7 southwardly 50 feet; thence westwardly 9 feet to the northeast corner of lot No. 5; thence with the line between lots No. 4 and 5 southwardly 100 feet to the northerly margin of said road; thence with said road eastwardly 33 feet to the beginning.

Being the same property conveyed to Katherine R. Mayes by deed from G. P. Craft of record in book 3571, page 116, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 18th day of April 1968

Affiant

My commission expires: Jan-21-1971

Notary Public

(Affix Seal)

This is unimproved ( ) improved (X) property, known as 6112 Morrow Road (House Number) (Street) Nashville, Tenn. 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, except taxes for the year 1968, which are to be paid by grantee.

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 William O. Lee 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 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 18TH day of April 19 68.

Helen M. Goodwin

Katherine R. Mayes.

STATE TAX $ 2.60
PROBATE .50
TOTAL $ 2.60

APR 22 1968

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

STATE TAX $ 13.00
PROBATE .50
TOTAL $ 13.50

APR 22 1968

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

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* Helen M. Goodwin, *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 Chicago *this* 18th *day of* April, *19* 68.

H. B. Duncan *Notary Public*

Commission expires July 21 1971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, H. B. Duncan, *a Notary Public of the State and County aforesaid, personally appeared* Katherine R. Mayes and Helen M. Goodwin, *with whom I am personally acquainted, and who, acknowledged that* she *executed the foregoing instrument for the purpose therein contained.*

Witness my hand and seal, at office in Nashville, Tennessee *this* 18th *day of* April, *19* 68.

H. B. Duncan *Notary Public*

Commission expires January 21, 1971.

INSTALLMENT DEED

FROM
Katherine R. Mayes

TO
Helen M. Goodwin

13529

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 22 2 45 PM '68
NOTED: BOOK 118 PAGE 617
RECORDING FEE $ 3.00
DEP. REG.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

1211 to Duncan Realty Co
A517 - Charlotte Ave.
37209