PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

BOOK 4257 PAGE 6 Tax. Par. W23-10355

INSTALLMENT DEED—TENNESSEE TITLE COMPANY

FORM 1008

Map 83-6
P/o Par. 371

FOR AND IN CONSIDERATION OF the sum of $10,000.00
TEN THOUSAND AND NO/100---------- DOLLARS
of which $ 500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees herein have executed their one note of even date herewith, payable to the grantor for the sum of $9,500.00, with interest at 6% per annum, both principal and interest payable $71.75 monthly, beginning one month from date hereof; said payment to be applied first to payment of interest on the principal amount, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal until the entire amount is paid in full,

In addition to the monthly payment shown above, the Grantees are to pay to the Grantor, one-twelfth of the total annual taxes, which will be held by the Grantor in Escrow for the payment of the annual taxes that may be assessed against said property.

The consideration for this transfer or value of property (whichever is greater) is $ 10,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James D. McConnell

Sworn to and subscribed before me
this 2nd day of August, 1968

My commission expires June 30, 1969

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, BESSIE L. RAYMER,

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

JAMES D. McCONNELL AND WIFE, PATRICIA A. McCONNELL,

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

Being the east part of Lot No. 8 on W.L. Horn Spout Spring Addition, as of record in Book 57, page 106, Register's Office for said County, and being shown as Lot No. 2 on the Resubdivision of a part of said Lot No. 8 on the survey of Hickerson & Hickerson, Engineers, dated June 15, 1968, as follows:
BEGINNING at a point in the south margin of Eastland Avenue, at the common corner of Lots 1 and 2 on said survey; thence with said Avenue, south 86° 30' East 32.5 feet to an iron pin in concrete; thence around a curve in a southeasterly direction 39.8 feet to a concrete monument in the westerly margin of 18th Street, (not constructed), thence with the margin of the same, North 4° 41' West 279.5 feet to an iron pin; thence North 86° 30' West 53 feet to an iron pin at the common rear corner of Lots 1 and 2; thence along the line between said lots, North 3° 45' East 305 feet to the point of beginning. Being part of the property conveyed to Atticus N. Raymer and wife, Bessie L. Raymer, by deed from R.W. Simmons and wife, as of record in Book 1883, page 273, said Register's Office, and the said Atticus N. Raymer having since died.

This is improved property located at 1808 Eastland Avenue, Nashville, Tennessee.
Send tax statement to James D. McConnell, 1808 Eastland Avenue, 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 John C. Jeffords, Jr., 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 insurable value 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 outcery, 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 2nd day of August 19 68

Bessie L. Raymer

James D. McConnell

Patricia A. McConnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John C. Jeffords, Jr., a Notary Public in and for said County and State, the within named Bessie L. Raymer; James D. McConnell and wife, Patricia A. McConnell, 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 2nd day of August 19 68

Commission Expires June 3, 1969

John C. Jeffords, Jr.
Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office on this the day of 19

My commission expires

Notary Public

AUG-5 COMP 10,000.00
AUG-5 STAX A* 26.00
AUG-5 MORTG *9,500.00
AUG-5 MTAX A* 1.50
AUG-5 PRTEE A* .50
AUG-5 MDEED A* 3.00 * 31.00

INSTALLMENT DEED
G-205116-jmm

FROM
BESSIE L. RAYMER,

TO
JAMES D. McCONNELL, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this day of A.D. 19 at o'clock M.
Noted in Book Page
Recorded in Book Page
Recording Fee
County Register
By Dept. Reg.

IDENTIF. REFERENCE

AUG 5 1:32 PM '68
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Published by
TENNESSEE TITLE COMPANY
Nashville, Tenn.
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

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