This Instrument Was Prepared By,

(Leroy W. Pedigo (ms))

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

Installment Deed

BOOK 4271 PAGE 407

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William E. Davis et al	Same	Map 149-7
(NAME): Flora Maxwell Avenue	(NAME):	Par. 128
(STREET ADDRESS OR ROUTE NUMBER): Nashville, Tennessee	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Six Thousand Two Hundred and no/100 ---------- ($6,200.00) ---------- Dollars, of which Five Hundred and no/100 ---------- ($500.00) ---------- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Five Thousand Seven Hundred and no/100 ---------- Dollars,

William E. Davis and mother, Sudie Boyd have executed their promissory note of even date herewith in the amount of $5,700.00 payable to the order of Chester Maxwell and wife, Flora Maxwell, in 120 monthly installments of $63.29 each, which include 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 day of each month thereafter until paid in full,

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, Chester Maxwell and wife, Flora Maxwell, have this day bargained and sold, and do hereby transfer and convey unto the said William E. Davis and mother, Sudie Boyd, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 5th, formerly 7th, Civil District of said County and State, ~~being lot No. 11~~ and the westerly 70 feet of lot 11 on the unrecorded plan of Chester Maxwell's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, October 7, 1953, as follows:

Beginning on the northerly margin of Flora Avenue, 100 feet east of the southeast corner of the property conveyed to ~~Thomas~~ Sweeney and wife, by deed from Chester Maxwell and wife, of record in Book 2029, page 66, Register's Office for said County; being the corner of lots Nos. 10 and 11: thence with the line between said two lots northerly 115.3 feet; thence easterly 70 feet; thence southerly 115.3 feet to the northerly margin of Flora Avenue; thence with the same westerly 70 feet to the beginning.

Being part of the same real property conveyed to Chester Maxwell and wife, Flora Maxwell, by deed from Home Equity Company, a Tennessee corporation, of record in book 4264, page 728, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 6,200.00

Subscribed and sworn to before me, this the 17th day of September 19 68.

Sudie Boyd
Affiant

My commission expires: June 6, 1972 (Affix Seal)

Mary Emery
Notary Public

This is (unimproved) (improved) (X) property, known as 317 Flora Avenue, Nashville, Tennessee (House Number) (Street) 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 William E. Davis and mother, Sudie Boyd, 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said William E. Davis and mother, Sudie Boyd, 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 William E. Davis and wife, Frances Davis, and Sudie Boyd hereinafter referred to as trustors, 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 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 $ ---------, 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.

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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 Registers 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.

Witness our *hand* s *this* 17th *day of* September, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs Flora Maxwell

Sudie Boyd
William E. Davis
Mrs. Frances A. Davis
Chester Maxwell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey *a Notary Public in and for said County and State,* Chester Maxwell ~~and wife~~ and William E. Davis and wife, Frances Davis, and Sudie Boyd

the within named bargainor....., 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* 17th *day of* September, *19* 68.

Mary Ensey *Notary Public*

Commission expires June 6, 1972

SEP 24 68 CONV *6,200.00
SEP 24 68 S'TAX A* 16.12
SEP 24 68 MORTG *5,700.00
SEP 24 68 S'TAX A* 3.70
SEP 24 68 STATE A* .50
SEP 24 68 W'DEED A* 3.00 * 23.32

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Flora Maxwell, one of *a Notary Public in and for said County and State,*

the within named bargainor.s., 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* 17 *day of* September, *19* 68.

My Comm... Expires JAN. 23, 1972 *Notary Public*

Commission expires

INSTALLMENT DEED

FROM
Chester Maxwell et ux.

TO
William E. Davis et al.

A 14221

IDENTIF. REFERENCE

SEP 24 9 28 AM '68
FELIX Z. LEON, REGISTER
DAVIDSON COUNTY, TENN.

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