Prepared by Leon Ruben, Attorney
125 Lafayette St.
Nashville, Tennessee

Installment Deed

BOOK 4272 PAGE 524

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louie S. Swift	Same	Map 66-13
(NAME:)	(NAME:)	
2201 Riverview Road	Same	Par. 131
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, Tenn	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Four-Thousand, Five Hundred & no/100 - - - - - - - - - - - - - - - - $4,500.00) - - - - - - - - - - - - - - *Dollars,*

of which Seven Hundred & No/100 ($700.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder in the sum of Three Thousand Eight Hundred ($3,800.00) - *Dollars,*

Louie S. Swift and wife, Nina S. Swift *have executed*
executed their one joint promissory note of even date herewith in the principal sum of $3,800.00, payable to the order of Lura Wooldrige Said note is payable in montnly installments of $115.61 each over a period of three (3) years, which amounts include both principal and interest at the rate of 6% per annum. First installment will be due on the 10th day of October, 1968 and the remaining payments will be due on the 10th day of each succeeding month with final installment due on September 10, 1971. Privilege reserved to makers of this note to pay in full at any time without additional interest or penalty.

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, Lura Wooldridge Goodman

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

Louie S. Swift and wife, Nina S. Swift

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 4 on the map of the George I. Waddey's Subdivision of the westerly 300 feet of the I. W. Richardson tract, not of record in the Third Civil District of said County, and described according to a copy of a survey thereof made by John Wilkes, Engineer, on May 11, 1938.
BEGINNING at a point in the westerly margin of a 50-foot street shown on said plan to the corner of Lots Nos. 3 and 4; thence with the line between said lots westerly, passing the top of a bluff at 200 feet in all 300 feet to the low water mark of the Cumberland River; thence down said river 100 feet to the corner of lots Nos. 4 and 5; thence with the line between said lots easterly, passing the top of a bluff at 100 feet to the corner of lots Nos. 4 and 5; thence with the line between said lots easterly, passing the top of a bluff at 100 feet, in all 300 feet, more or less to the westerly margin of said 50 foot unnamed street; thence with the margin of the same North 33 deg. 10' West 100 feet to the beginning.

Being the same property conveyed to Lura Wooldridge Goodman, by deed from George L. Weimar and wife, of record in Book 1977, page 307, said Register's Office.

This deed is subject to "Flowage easement vested in the United States of America, by decree of the District Court of the United States, for the Middle District of Tennessee, Nashville Division in connection with operation of Cheatham Lock and Dam Project, (Tract 0-1509-E) as of record in Book 2271, page 285, Register's Office for Davidson County.

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $4,500.00

Affiant

Subscribed and sworn to before me this 10th day of September, 1968

Notary Public

My Commission expires May 14, 1969

unimproved (X)
This is improved ( ) property, known as 2201 Riverview Road (House Number) (Street) Donelson, 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 Louie S. Swift and wife, Nina S. Swift *their (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 as set forth

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Louie S. Swift & wife, Nina S. Swift, 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 Louie S. Swift & wife, Nina S. Swift *hereinafter referred to as trustors, hereby transfer and convey unto* Leon Ruben, *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.

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 10th *day of* September, *19* 68

Lura Wooldridge Goodman

Louie S. Swift

Nina S. Swift

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, *a Notary Public in and for said County and State,* Lura Wooldridge Goodman and Louie S. Swift and wife, Nina S. Swift

the within named bargainors, 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, *Tennessee, this* 10th *day of* September, *1968*

Mrs. Hilman Barnard
Notary Public

Commission expires May 14, 1969

STATE OF.....
COUNTY OF.....

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.....

.....*Notary Public*

Commission expires.....

SEP 26 68	CONV	*4,500.00				
SEP 26 68	S'TAX		A*	11.70		
SEP 26 68	MORT'G	*3,800.00				
SEP 26 68	S'TAX		A*	1.80		
SEP 26 68	PR'FEE		A*	.50		
SEP 26 68	W'DEED		A*	6.00	*	20.00

Mail to: Mrs. Hilman Barnard, 1010 Burchwood Avenue, Nashville, Tenn

INSTALLMENT DEED

FROM Lura Wooldridge Goodman

TO Louie S. Swift et ux

A 14599

IDENTIF. REFERENCE

SEP 26 10 47 AM '68

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

Compliments of

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