THIS INSTRUMENT WAS PREPARED BY:
David C. Rutherford, Attorney
Nashville Bank & Trust Building
Nashville, Tennessee

Installment Deed

BOOK 4283 PAGE 526

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reynold Bubis, Trustee	Reynold Bubis	19W-780
(NAME:) 927-931 Main Street	(NAME:) 925 Main Street	19W-785
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville Tenn. 37206	Map 82-16
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 269-270 pw

FOR AND IN CONSIDERATION of the sum of Fifty One Thousand and no/100 ----------
----------($51,000.00) ---------- *Dollars,*

of which Two Thousand Five Hundred and no/100 ----------
----------($2,500.00) ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Forty Eight Thousand Five Hundred
and no/100 ----------($48,500.00) ---------- *Dollars,*

Reynold Bubis *has* executed
two promissory notes of even date herewith payable to the order of Pearl Crim Goff, the first of which is for $8,500.00 payable on or before five months from date hereof, without interest; and the second note being in the principal amount of $40,000.00 payable in 10 annual installments of $4,000.00 each, plus interest at the rate of 6% per annum on the unpaid balance, the first installment falling due November 1st, 1969, and the others on the same day of each succeeding year until paid in full. Privilege is reserved by the grantee herein to pay two or more payments or this note may be paid in full on any paying date, after five years from date hereof, by paying interest up to date of payment.

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, Pearl Crim Goff, by Mary Ida Cash, Attorney-in-fact,

have this day bargained and sold, and do hereby transfer and convey unto the said
Reynold Bubis, his
(successors), heirs and assigns,

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

Being lot No. 6 on the Plan of D. D. Phillips' Subdivision, and also a 120 foot lot lying between lots 6 and 7, in said Subdivision, which is of record in book 421, page 31, Register's Office for said County.
Said lot No. 6 and the 120 foot lot adjoin and front together 170 feet on the northerly side of Main Street and run back between parallel lines 170 feet to an alley.
Included in the above description, but excluded therefrom, is that part of property conveyed to The Nashville Housing Authority, by deed from Pearl Crim Goff, of record in book 3907, page 641, said Register's Office.
Being part of the property conveyed to Pearl Crim, by two deeds, one from Jennie Stanley, et al, of record in book 619, page 149, and the other from Eugene Phillips, et al, of record in book 785, page 628, said Register's Office.

The said Pearl Crim and Pearl Crim Goff are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,000.00

Affiant

Subscribed and sworn to before me, this the 1 day of Nov. 19 68.

My [redacted] expires:

Notary Public

Deputy Register

It is understood and agreed by the grantor and grantee herein that the existing buildings now on the premises are not to be demolished until the note of $8,500.00 as described above, has been paid in full.

It is also understood and agreed by the grantor and grantee herein that all furniture and appliances, now in the tourist home and tourist cabins is to be left, except in the grantor's apartment, and is to be included in this sale.

unimproved ( ) This is improved (X) property, known as 927-931 Main Street, 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 Reynold Bubis, his *(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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Reynold Bubis, his *(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 Reynold Bubis and wife, Harriet K. Bubis, *hereinafter referred to as trustors, hereby transfer and convey unto* Jack C. Cash, *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 $ 8,500.00, *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 1st *day of* November, *19*68.

Pearl Crim Goff
Pearl Crim Goff
By: Mary Ida Cash
Attorney-in-fact.

Reynold Bubis
Reynold Bubis

Harriet K. Bubis
Harriet K. Bubis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David Lester, *a Notary Public in and for said County and State,* Reynold Bubis, and wife, Harriet K. Bubis.

*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* 1ST *day of* NOVEMBER, *19*68.

David Lester *Notary Public*

Commission expires OCT. 31, 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.....

NOV-1 68 CONV 51,000.00
NOV-1 68 MORT'G 48,500.00
NOV-1 68 S'TAX A* 132.00
NOV-1 68 S'TAX A* 16.50
NOV-1 68 MTG FEE A* .50
RECD A* 6.00 185.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... to be the ..... 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 corporation by .....self as.....

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

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 1968, before me personally appeared Mary Ida Cash, to me known to be the person who executed the foregoing instrument in behalf of Pearl Crim Goff, and acknowledged that she executed the same as the free act and deed of said Pearl Crim Goff.

Witness my hand and official seal at office in Nashville, Tennessee, this 1st day of November, 1968.

L. O. Hardaway
Notary Public

My commission expires: October 23-1971

Mail to L. O. Hardaway 120 So. 11th St.

INSTALLMENT DEED

FROM
Pearl Crim Goff

TO
Reynold Bubis,

A 19357

IDENTIF. REFERENCE

Nov 1 2 20 PM '68

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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