Installment Deed

BOOK 4301 PAGE 304

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Boots Randolph Enterprises (NAME)	Same (NAME)	22W 16605
1516 16th Ave. So. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-8-346
Nashville, Tenn. 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty Thousand---------- ---------- *Dollars,* *of which* Twenty Thousand---------- ---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* of Thirty Thousand---------- ---------- *Dollars,* the purchasers Homer L. Randolph and Xavier B. Cossee *ha ve executed*

their promissory note dated January 13, 1969, and payable monthly on the 13th of each month thereafter to sellers in the sum of $241.68 for twenty years, each monthly payment covering interest on the unpaid balance at the rate of 7 1/2% per annum plus principal 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, we, Blanche H. Frierson and husband, Theodore W. Frierson *have this day bargained and sold, and do hereby transfer and convey unto the said* Homer L. Randolph and Xavier B. Cossee, as tenants in common, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the northwesterly part of Lot no. 48 on the Plan of O. B. Hayes' Rokeby Addition, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the east margin of 16th Avenue South, 330 feet south of the southerly margin of Western Avenue; thence southerly along said margin 175 feet to a point; thence easterly 145 feet, more or less, to a point, the northwest corner of the property conveyed to Dan J. Yearwood by deed from T. Graham Hall and wife, Bettie M. Hall, of record in Book 2037, page 618; thence easterly along Yearwood's north line 145 feet,more or less, to the west margin of an alley; thence along said margin northerly 175 feet to a point; thence westerly 145 feet, more or less, to the beginning.

Being the same property conveyed to Blanche H. Frierson and husband, Theodore W. Frierson by deed from E. C. Drumright, Sr., Trustee, of record in Book 4115, page 954, Register's Office for Davidson County, Tennessee.

Prepared by
Jordan Stokes III
Stahlman Bldg
Nashville Tenn

JAN 13 CONV
JAN 13 MORT'G
JAN 13 S'TAX
JAN 13 CITY TAX
JAN 13 RECFEE
JAN 13 MTGFEE

50,000.00 B* 130.00
30,000.00 B* 28.00
B* .50
B* 6.00
* 164.50

unimproved ( )
This is improved (X) property, known as 1516 16th Ave. South (House Number) (Street) P. O. Address: Nashville Tenn. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Homer L. Randolph and Xavier B. Cossee, 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.*, except for taxes for 1969, which are assumed by purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Homer L. Randolph and Xavier B. Cossee, 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 Homer L. Randolph and Xavier B. Cossee *hereinafter referred to as trustors, hereby transfer and convey unto* Jordan Stokes, III *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 $ 30,000.00 *, 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

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 13th *day of* January, *19* 69.

Blanche H. Frierson

Theodore W. Frierson

Homer L. Randolph

Marie Thomas

Deed prepared by
Jordan Stokes, III
Sudekum Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, PHILIP C. MOORE, *a Notary Public in and for said County and State,* **Blanche H. Frierson and Theodore W. Frierson**

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* **13th** *day of* **January**, *19* **69**

Philip C. Moore, *Notary Public*

Commission expires July 22, 1970

BOOK 4301 PAGE 307

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, PHILIP C. MOORE, *a Notary Public in and for said County and State,* Homer T. Randolph and Xavier B. Cossee, *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* 13th *day of* January, 1969.

Philip C. Moore *Notary Public*

Commission expires July 22, 1970

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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $50,000.00. Affiant Philip C. Moore agent-
Subscribed and sworn to before me this 13 day of Jan. 1969

Deputy Register A. Gentry

A 26649

IDENTIF. REFERENCE

JAN 13 12 04 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail Today
Philip C. Moore Realty
1111 Harding Place
Nashville, Tenn.

INSTALLMENT DEED

FROM

Blanch H. Frierson and
Theodore W. Frierson

TO

Homer L. Randolph
and
Xavier B. Cossee

Compliments of

Guaranty Title Company

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