Installment Deed

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Culbert Construction Company (NAME:)	same (NAME:)	Map 93-11
P. O. Box 6728 (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4312 PAGE 292 (STREET ADDRESS)	Par. 234
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$13,500.00---------- ----------THIRTEEN THOUSAND FIVE HUNDRED AND NO/100---------- *Dollars, of which* ----------$3,375.00---------- -------THREE THOUSAND THREE HUNDRED SEVENTY-FIVE AND NO/100---- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* ------$10,125.00---------- ----------TEN THOUSAND ONE HUNDRED TWENTY-FIVE AND NO/100---------- *Dollars,*

Culbert Construction Company *ha S executed*

its promissory note of even date herewith payable to the order of Jennie Cummins in five equal annual installments of $2,025.00 , Two Thousand Twenty-Five and No/100-- Dollars each, with interest at the rate of six per centum (6%) per annum. The first of said installments being due February 10, 1970 and thereafter on the 10th of February until February 10, 1975, at which time the entire remaining balance shall be due and payable.

The right is reserved to pay all or any part of the remaining balance at any time without 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, Jennie Cummins

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

Culbert Construction Company

its *(successors), ~~heirs~~ and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 35 and the northerly 5 feet of Lot No. 34 on the Plan of the Lindsley property in South Nashville, as of record in Book 21, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 and the northerly part of Lot No. 34 front together 65 feet on the easterly side of Academy Place, formerly Asylum Street, and run back between parallel lines, with the southerly margin of Lindsley Avenue, 160 feet to an alley.

Being the same property conveyed to Ida W. Saunders and Jennie Cummins as joint tenants with the right of survivorship by deed from L. M. Nelson, Trustee, of record in Book 3919, page 297, Register's Office for said County.
The said Ida W. Saunders having since died.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 13,500.00, which amount is [illegible] than the amount which the property transferred would command at a fair voluntary sale.

Beverly Wamble
Affiant

Subscribed and sworn to before me this the 18th day of Feb. 1969.

Barbara Ferguson
Notary Public

10/24/70

This is { } unimproved { } improved property, known as ..... (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 Culbert Construction Company, its *(successors), 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* Culbert Construction Company, its *(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 Culbert Construction Company *hereinafter referred to as trustors, hereby transfer and convey unto* Albert Wm. Johnson, *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 $ value, *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* February, *19*69.

X Jennie Cummins
Jennie Cummins

CULBERT CONSTRUCTION COMPANY

BY: Robt C H Mathews Jr Pres
Robert C. H. Mathews, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barbara Ferguson, *a Notary Public in and for said County and State,* Jennie Cummins,

the within named bargainor, 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* 10th *day of* February, *19* 69.

Barbara Ferguson *Notary Public*

Commission expires 10/24/70

BOOK 4312 PAGE 295

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.....

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
FEB 24 12 55 PM '69
IDENTIF. REFERENCE
A 3 1 3 9 6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Barbara Ferguson*, a Notary Public of the State and County aforesaid, personally appeared* Robert C. H. Mathews*, with whom I am personally acquainted, and who, upon oath, acknowledged* him*self to be* President *of the* Culbert Construction Company*, the within named bargainor, a corporation, and that* he *as such* President*, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporatvin by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee*,*
this 10th *day of* February*, 19*69

Barbara Ferguson *Notary Public*

Commission expires 10/24/70

FEB 24 69 CONV 13,500.00
FEB 24 69 MORT'G 10,125.00
FEB 24 69 S'TAX A* 35.10
FEB 24 69 S'TAX A* 8.10
FEB 24 69 PR'FEE A* .50
FEB 24 69 W'DEED A* 6.00 * 49.70

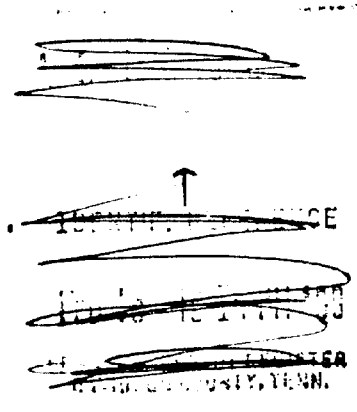
INSTALLMENT DEED

FROM

JENNIE CUMMINS

TO

CULBERT CONSTRUCTION COMPANY



Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Dobson & [illegible]son- Inc.