Please mail to:

Installment Deed

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAM OOLIE	FIDELITY FEDERAL	Map 116-14
(NAME)	(NAME)	Par. 96
3627 WEST END AVENUE	4TH AVENUE AND UNION STS.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 4316 PAGE 415
NASHVILLE, TENNESSEE	NASHVILLE, TENNESSEE	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THOUSAND AND NO/100 ($130,000.00)---------- Dollars,

of which ELEVEN THOUSAND, NINE HUNDRED EIGHTY-FIVE AND 92/100---------- ($11,985.92)---------- Dollars, has been paid in cash,

the receipt of which is hereby acknowledged, and for the remainder ONE HUNDRED EIGHTEEN THOUSAND FOURTEEN AND 08/100----------($118,014.08)---------- Dollars,

SAM OOLIE

ha S executed

ASSUMED THE UNPAID BALANCE OF A MORTGAGE TO FIDELITY FEDERAL SAVINGS AND LOAN OF RECORD IN BOOK 3983, PAGE 937, R.O.D.C., AND A MORTGAGE TO MARK A. PARRISH ET UX OF RECORD IN BOOK 4266, PAGE 171, R.O.D.C. AND HAS AGREED TO PAY THIS DATE 1 NOTE TO WILSON SIMS OF RECORD IN BOOK 3983, PAGE 925 AND HAS EXECUTED HIS INSTALLMENT DEED NOTE IN THE PRINCIPAL AMOUNT OF $17,000, PAYABLE IN FIVE EQUAL ANNUAL PAYMENTS OF $3,400.00 EACH, PLUS INTEREST AT 6% PER ANNUM, INTEREST TO BE PAID WITH EACH INSTALLMENT. FIRST PAYMENT TO BE JANUARY 1, 1970 AND A LIKE PAYMENT ON THE 1ST DAY OF JANUARY CONSECUTIVELY THEREAFTER FOR 4 ADDITIONAL PAYMENTS.

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, HERBERT A. SUMMAR AND WIFE, JANICE DURHAM SUMMAR

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

HIS (successors), heirs and assigns,

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 23 ON THE MAP OF THE FIRST BELLE MEADE SUBDIVISION, AS OF RECORD IN BOOK 332, PAGES 88 AND 89, OF THE REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BELLE MEADE BOULEVARD 383 FEET NORTH OF THE NORTHERLY MARGIN OF LEAKE AVENUE, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO BLANCHE L. FENSTERWALD, BY DEED OF RECORD IN BOOK 1110, PAGE 541, REGISTER'S OFFICE FOR SAID COUNTY, AND FORMERLY THE DERRYBERRY PROPERTY; THENCE WITH THE WESTERLY MARGIN OF BELLE MEADE BOULEVARD NORTH 10 DEG. WEST 100 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JESSIE W. MCDONALD, BY DEED OF RECORD IN BOOK 668, PAGE 125, SAID REGISTER'S OFFICE; THENCE WITH THE MCDONALD SOUTH LINE, SOUTH 83 DEG. WEST 553 FEET 6 INCHES TO THE EASTERLY MARGIN OF INQUIRER AVENUE, NOW CLOSED; THENCE WITH THE MARGIN OF SAID AVENUE, NOW CLOSED, SOUTH 4 DEG. 58 ' EAST 68-1/2 FEET TO A POINT, THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO BLANCHE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MARCH 19 69

MY COMMISSION EXPIRES: 3-14-70 (AFFIX SEAL) Notary Public

L. FENSTERWALD, BY DEED OF RECORD IN BOOK 777, PAGE 305, SAID REGISTER'S OFFICE; THENCE ALONG FENSTERWALD'S NORTHERLY LINE NORTH 86 DEG. EAST 562 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HERBERT A. SUMMAR AND WIFE, JANICE DURHAM SUMMAR, BY DEED FROM MARK A. PARRISH AND WIFE, OF RECORD IN BOOK 4266, PAGE 169, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (✓) property, known as 527 Belle Meade Blvd.
(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 SAM OOLIE HIS *(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 AS SET OUT ABOVE AND 1969 TAXES WHICH GRANTEE ASSUMES.

WE *further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to said real estate to said* SAM OOLIE 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 SAM OOLIE *hereinafter referred to as trustors, hereby transfer and convey unto* J. M. GRISSIM, *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 10 *day of* MARCH, *19* 69

Herbert A. Summar

Janice Durham Summar

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* HERBERT A. SUMMAR AND WIFE, JANICE DURHAM SUMMAR AND SAM OOLIE

*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* 10 *day of* MARCH, *19* 69

..... *Notary Public*

Commission expires 1-14-11

STATE OF.....

COUNTY OF.....

BOOK 4316 PAGE 418

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 corporation by .....self as.....

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

.....*Notary Public*

Commission expires.....

INSTALLMENT DEED

FROM

HERBERT A. SUMMAR, ET UX

TO

SAM OOLIE

A 33287

IDENTIF. REFERENCE

MAR 11 10 52 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 11 69	CONV	90,000.00			
MAR 11 69	CONV	40,000.00			
MAR 11 69	MORT'G	17,000.00			
MAR 11 69	S'TAX		B*	338.00	
MAR 11 69	S'TAX		B*	15.00	
MAR 11 69	PR'FEE		B*	.50	
MAR 11 69	W'DFED		B*	6.00	* 359.50

Compliments of

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