FORM 1003 INSTALLMENT DEED — TENNESSEE TITLE COMPANY

Map 71-16
Par. 260
PW

FOR AND IN CONSIDERATION OF the sum of SIX THOUSAND NINE HUNDRED FIFTY AND NO/100 ($6,950.00) ---------- DOLLARS

of which $ 1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint promissory note in the principal amount of FIVE THOUSAND NINE HUNDRED FIFTY AND NO/100 ($5,950.00) DOLLARS, payable monthly in the sum of SIXTY ONE AND 69/100 ($61.69) DOLLARS at SIX PER CENT INTEREST (6%) per annum for a period of 132 months, first payment being due on May 1, 1969,

MAIL TAX STATEMENTS TO:

Claude D. Suttle
1210 North 8th St.,
Nashville, Tenn. 37207

ADDRESS OF PROPERTY:
Claude D. Suttle
1210 North 8th St.,
Nashville, Tennessee 37207

APR 14 68	CONV	*6,950.00			
APR 14 68	MORT'G	*5,950.00			
APR 14 68	S'TAX		B*	17.94	
APR 14 68	S'TAX		B*	3.90	
APR 14 68	PR'FEE		B*	.50	
APR 14 68	W'DEED		B*	3.00	* 25.34

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

CLINE G. RAINEY AND WIFE, EDNA W. RAINEY,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

CLAUDE D. SUTTLE AND WIFE, LILLIE B. SUTTLE

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 272 and the northerly one-half of Lot No. 273 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County, described as follows:

Said Lot No. 272 and part of Lot No. 273 front together 45 feet on the westerly side of North Eighth Street and extend back between parallel lines 165 feet to an alley.

Being property conveyed to the grantors herein by deed from Sallie Swann, a widow, of record in Deed Book 4305, page 205, Register's Office of Davidson County, Tennessee.

THIS INSTRUMENT
PREPARED BY:
Jimmie D. Hawkins, Atty.
320 Union Street
Nashville, Tennessee

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto Jimmie D. Hawkins Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby 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 at least the sum of x/ insurable value until the notes herein secured are 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 and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, 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 notes, or any of said notes then past due and unpaid, all remaining unpaid notes 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 conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree 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 notes 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 the grantees herein, their heirs, 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the day of 19 69.

Claude D Suttle
CLAUDE D. SUTTLE

Cline G Rainey
CLINE G. RAINEY

Lillie B Suttle
LILLIE B. SUTTLE

EDNA W. RAINEY
Edna W. Rainey

STATE OF TENNESSEE, ~~SUMNER~~ DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $6950.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Cline G Rainey

Subcribed and sworn to before me this the 9th day of APRIL 1969

My Comm. Expires Jan 21st 1971 John D. Batson

JOHN D. BATSON NOTARY PUBLIC DAVIDSON CO. TENN. MY COMMISSION EXPIRES JAN. 21 1971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JOHN D. BATSON, a Notary Public in and for said County and State, the within named Cline G. Rainey and wife, Edna W. Rainey, the 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, TENN this 9TH. day of APRIL 1969

Commission Expires JAN. 21ST 1971 John D. Batson Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JOHN D. BATSON, a Notary Public in and for said County and State, the within named Claude D. Suttle and wife, Lillie B. Suttle, the 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, TENN this 9TH. day of APRIL 1969

Commission Expires JAN. 21ST 1971 John D. Batson Notary Public.

therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by ____ as such ____

WITNESS my hand and official seal at office at ____ on this the ____ day of ____, 19____

My commission expires ____ Notary Public

INSTALLMENT DEED

FROM
CLINE G. RAINEY ET UX

TO
CLAUDE D. SUTTLE ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this ____ day of A. D. 19 ____ at ____ o'clock ____ M. and recorded in Book A 3721 Page ____

Noted in Book ____ Page ____ IDENTIF. REFERENCE

Recording Fee ____ APR 14 3 03 PM '69

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

County Register

By ____ Dept. Reg.

Published by
TENNESSEE TITLE COMPANY
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Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

Mrs. C. G. Rainey
3838 Sawyer Ave. Nashville 37216