New owner:
Richard E. Rudesill
831 Woodmont Blvd

Map Grids
Same
Map 118-10

INSTALLMENT DEED 7 Pash. Deeds BOOK 1358 PAGE 961 Par. 185 pw

For and in Consideration of the sum of Nineteen Thousand, Seven Hundred and Fifty and no/100---------- Dollars,

of which Three Thousand and no/100---------- Dollars,

has been paid in cash by RICHARD E. RUDESILL AND VALERIE M. RUDESILL

the receipt of which is hereby acknowledged, and for the remainder Sixteen Thousand, Seven Hundred, Fifty and no/100---------- Dollars,

the said RICHARD E. RUDESILL AND VALERIE M. RUDESILL have

executed on even date a note in the principle amount of $16,750.00 payable over a period of twenty years in monthly payments of $127.37 beginning September 1, 1969

all of said notes bearing 6.75 per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained

on the land herein conveyed, Thomas O. Morris, III, his wife having died in 1968,

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

RICHARD E. RUDESILL and VALERIE M. RUDESILL, their heirs and assigns,

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

Being Lot No. 58 on the Map of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's Office of Davidson County, Tennessee.

Beginning at a point in the South margin of Woodmont Boulevard at the corner of Lots Nos. 57 and 58; thence with the line between said lots, Southerly 192.1 feet to the North line of Lot No. 56; thence with the line between Lots Nos. 56 and 58, Easterly 120.2 feet to the Westerly margin of Pleasant Valley Road; thence with the margin of the same, North 170 feet to the beginning of a curve; thence around said curve, Northwesterly 40.48 feet to the southerly margin of Woodmont Boulevard; thence with the margin of the same Westerly 103.3 feet to the beginning.

Being the same property conveyed to Thomas Owen Morris, III, and wife, Ruth G. Morris, of record in Book 1851, page 273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1760, page 25, and in Book 1781, page 520, Register's Office of Davidson County, Tennessee.

This instrument prepared by:
Richard E. Rudesill, Atty
L&C Tower
Nashville, Tennessee

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Richard E. Rudesill and Valerie M. Rudesill, their 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 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 Richard E. Rudesill and Valerie M. Rudesill

do hereby transfer and convey unto Rebecca Thomas, 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 grantors

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 $ 15,000.00 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 interst 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 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 they, the said Richard E. Rudesill and Valerie M. Rudesill 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 they 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; or if they 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 trust conveyance. They 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. They 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 Richard E. Rudesill, his 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 Rebecca Thomas, Trustee, shall be vested in said successor.

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 Thomas O. Morris, III and Richard E. Rudesill and Valerie M. Rudesill hereunto set our hands at Nashville, Tennessee, this the 17th day of July 1969.

Richard E. Rudesill

Valerie M. Rudesill

Thomas O. Morris, III

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. C. Summers, a Notary Public in and for said County and State, the within named Thomas O. Morris, III, Richard E. Rudesill and Valerie M. Rudesill

the bargainors, 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 17th day of July, 1969.

Commission Expires 7/31/72

J. C. Summers, Notary Public.

STATE OF _____

_____ **County.**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 _____

BOOK 4358 PAGE 964

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $19,750.00 Affiant Richard E. Rudesill
Subscribed and sworn to before me this 20 day of August 1969
Deputy Register B Rumble

INSTALLMENT DEED

FROM

THOMAS O. MORRIS, III

TO

RICHARD E. RUDESILL and

VALERIE M. RUDESILL

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

A 5 1 4 1 9

IDENTIF. REFERENCE

AUG 20 1 22 PM '69

FELIX Z. NELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

AUG20'69	CONV	19,750.00				
AUG20'69	MORT'G	16,750.00				
AUG20'69	ST TAX		A*	51.22		
AUG20'69	ST TAX		A*	14.70		
AUG20'69	RR FEE		A*	.50		
AUG20'69	MBEED		A*	6.00	*	72.42