Prepared by: Bobby C. Cunningham
508 Stahlman Bldg.
Nash, Tenn.

FORM 1003

INSTALLMENT DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Newell, et ux	John Newell, et BOOK 4387 PAGE 679	Map 29
508 Stahlman Building (NAME)	508 Stahlman Building (NAME)	Par. 218
Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee (STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of Twenty-Four Thousand Nine Hundred Fifty and No/100---
---DOLLARS
of which $ 200.00 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 promissory note in the principal amount of Twenty-Three Thousand Nine Hundred Seventy-Three and No/100 Dollars ($23,973.00) together with interest at the rate of Seven and One-Fourth Percent Per Annum (7¼%), payable as follows: The sum of Four Hundred Ninety-One and No/100 Dollars on the 15th Day of November 1968, then, the sum of One Hundred Ninety-One and No/100 Dollars on the 15th day of December, 1968, and a like payment on the 15th day of each succeeding month until the 15th day of February 1970 when said payments shall become One Hundred Eighty-One and No/100 Dollars, and thereafter on the 15th day of each succeeding month until the entire balance both principal and interest at the rate of 7¼% per annum is paid in full. In addition to and simultaneously with the above mentioned monthly payments the makers of the note agree to pay one-twelfth of the annual hazard insurance premium and one-twelfth of the annual real estate taxes and It is understood and agreed thatthere is a prior encumbrance of record in Book 3915, page 867, Register's Office for Davidson County, Tennessee which is embraced within this indebtedness and which the holder of this instrument (the note described herein) covenants and agrees to amortize out of the installments received on this note.

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,

S. K. Grayson and wife, Frances E. Grayson

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

John Newell and wife, Tommie M. Newell

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

Land in the 11th Civil District, formerly the 21th Civil District, of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Highway 112, 368 feet northerly from the northwest corner of the lot or parcel of land conveyed to Lawrence E. McClusky and wife, by deed from I. K. Kemp, et al, of record in Book 137, page 239, Register's Office for said County; thence east 500 feet to a stake; thence South 180 feet to a stake; thence westerly 420 feet to the east margin of said Highway; thence North 24½° West with the east margin of said Highway 228 feet to the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to S. K. Grayson and wife, Frances E. Grayson by Trustee's Deed from Bobby C. Cunningham, of record in Book 4374, Page 743, Register's Office for Davidson County, Tennessee

I, hereby [redacted], affirm that the actual consideration or true value for this transfer, whichever is greater, is $24,950.00. Affiant S. K. Grayson

Subscribed and sworn to before me this 19 day of Dec. 1969.

Deputy Register J. Franklin

This is unimproved ( ) improved (X) property, known as 5016 Clarksville Highway (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

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 Robert W. Parkhurst 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 $20,000.00 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 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:

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

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 advise 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 25th day of October 19 68.

S. K. Grayson
S. K. Grayson

Frances E. Grayson
Frances E. Grayson

John Newell
John Newell

Tommie M. Newell
Tommie M. Newell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bobby C. Cunningham, a Notary Public in and for said County and State, the within named S. K. Grayson and wife, Frances E. Grayson; John Newell and wife, Tommie M. Newell the bargainor, 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 25th day of October, 1968.

Commission Expires 10-26-71

Bobby C Cunningham
Notary Public

STATE OF
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 purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

DEC 19 68 CONV 24,950.00
DEC 19 68 MORTG 23,973.00
DEC 19 68 S'TAX
DEC 19 68 S'TAX
DEC 19 68 PR'FEE
DEC 19 68 W'DEED

A* 64.74
A* 22.00
A* .50
A* 3.00 * 90.24

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

My commission expires

Notary Public

A 64095

IDENTIF. REFERENCE

DEC 19 3 02 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM
S. K. Grayson and wife,
Frances E. Grayson

TO
John Newell and wife,
Tommie M. Newell

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.