This instrument was prepared by
D. E. Mallernee, Jr.
119 Union Street

FORM 1003

INSTALLMENT DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah A. Hyde	Same	Map- 71-15
(NAME:)	(NAME:)	
1213 Pennock Avenue,	"	Par 424
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 4398 PAGE 939
Nashville, Tennessee	"	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of Nine thousand two hundred dollars ($9200.00) DOLLARS

of which $ 1396.00 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 a promissory note of even date herewith payable to the order of Haywood Realty Company, Trustee in the principal sum of Seven thousand eight hundred and four dollars ($7804.00), payable in monthly installments of $60.00 including both principal and interest at 8½%. The first installment maturing on the first day of November 1969, and monthly installments of a like amount on the first day of each month thereafter until the total of Seven thousand eight hundred and four dollars ($7804.00) and interest is paid. Out of each installment the accrued interest to date on the unpaid installment will be taken and the balance credited to the principal sum. This conveyance is subject to a deed of Trust in the amount of Two thousand six hundred and twenty two dollars and eleven cents($2622.11) of record in Book 2418, Page 141 Register's Office for Davidson County Tennessee. However the seller is to take the monthly payments paid under this deed and pay the monthly payment on said deed of Trust until the said debt is paid in full with interest.

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,

Haywood Realty Company, Trustee

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

Sarah Alexander Hyde, for sole and seperate use,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: 1213 Pennock Avenue

Land in Davidson County Tennessee being Lot No. 31, on the Map of Crutcher's Subdivision of part of the Lucy H. Lindsley property as of record in Book 161, Page 129, Register's Office for said County. Said Lot No. 31 fronts 50 ft. on the easterly side of Pennock Avenue, and runs back between parallel lines 166 ft. more or less to an alley.
Being the same property conveyed to Haywood Realty Co, Trustee, by deed from George M. Eller and wife Jewell G. Eller of Record in Book 4185, Page 19, Register's Office for Davidson County Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 9200.00 Affiant D. E. Mallernee, Jr.
Subscribed and sworn to before me this 20 day of Feb 1970
Deputy Register J. Franklin

This is unimproved ( ) improved (X) property, known as 1213 Pennock Avenue, Nashville, Tenn. Davidson County
(House Number) (Street) 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 Jacobs Doyle 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 $ 7000.00 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:

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 30th day of September 1969.

Haywood Realty Co.

x Suzanne M. Sherrod

Suzanne M. Sherrod-President

+ Sarah Alexander Hyde

Sarah Alexander Hyde

FEB20 70	CONV	*9,200.00			
FEB20 70	MORT'G	*7,804.00			
FEB20 70	S'TAX		A*	23.92	
FEB20 70	S'TAX		A*	5.80	
FEB20 70	PR'FEE		A*	.50	
FEB20 70	W'DEED		A*	3.00	* 33.22

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, M. L. Randell, a Notary Public in and for said County and State, the within named Sarah Alexander Hyde 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 30th this 30th day of Sept. 1969

Commission Expires Nov 9, 1971 M. L. Randell Notary Public

STATE OF Tennessee
Davidson County

Before me, M. L. Randell a Notary Public within and for the State and County aforesaid, personally appeared Suzanne M. Sherrod-President and with whom I am personally acquainted and who upon { her / his oath / their several oaths } acknowledged { himself / themselves } to be the President and respectively of the Haywood Realty Company the within named bargainor, a corporation, and that { he / they } as such President 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 Suzanne M. Sherrod-President as such President and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the 30 day of Sept. 1969.

My commission expires Nov 9, 1971 M. L. Randell Notary Public

INSTALLMENT DEED

FROM Haywood Realty Co(Trustee)

TO Sarah A. Hyde

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A 69123

IDENTIF. REFERENCE

FEB 20 9 04 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MALLERNEE REALTY CO
REAL ESTATE · INSURANCE and LOANS
SEE ME BEFORE YOU BUY
OWN YOUR OWN HOME
NASHVILLE, TENN.