(Owner
Wm H Stuart
2510 Jewell St

Mail Tax statement
to Same

BOOK 4406 PAGE 253

INSTALLMENT DEED—TENNESSEE TITLE COMPANY

LOT No. 1003 32208

FOR AND IN CONSIDERATION OF the sum of Seven-Thousand($7000.00) and No/100.....
DOLLARS

of which $ 5000.00 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, this day, executed their Note, payable to Florence Jordan, a widow, in the amount of Two-Thousand($2000.00) and No/100 Dollars. The said Two-Thousand($2000.00) and No/100 Dollars shall be due and payable September 25, 1970.

MAP 92-6
PAR 153
T.P.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 7000.00, Affiant W. H. Stuart
Subscribed and sworn to before me this 24 day of March 1970
Deputy Register B Rumble

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, the said Florence Jordan, a widow

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto the said William H. Stuart and wife, Maxie H. Stuart

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

Land in Davidson County, Tennessee, being Lots Nos. 7, 8, 9, and 10 on Block 15 on the Plan of Fisk University, as of record in Book 421, pages 4 and 5, Register's Office for said County.
Said lots adjoin and front 100 feet on the east side of 31st Avenue North, formerly Home Street, and extends back between parallel lines 150 feet to an alley, Lot No. 7 running back along the northerly margin of Clare Street.
Being part of the property conveyed to Arthur Jordan and wife, Florence Jordan, by deed from Georgie Brown Wiles, as of record in Book 879, page 147, said Register's Office, the said Arthur Jordan having since died.

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 Irvin H. Kilcrease, Jr. Trustee, his successor or successors, 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 $ 2000.00 until the notes herein secured are fully paid, and to have the loss, if any, made payable to the said or payees of said Trustee for the benefit of the lawful owner and holder of said notes, as their interest may appear. We further agree to keep the improvements on said property in good repair and protection, 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 herein, the same to bear interest from the date of each payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their tenor and pay taxes, keep the property insured, as above set out, 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 taxes, 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 grantors 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 legal owner and holder of said lien notes, or, if more than one, then of the first in 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.

Wherever 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 24th day of March 1970

Florence Jordan

William H. Stuart

Maxie H. Stuart

This deed was prepared by: Irvin H. Kilcrease, Jr., Attorney
1026-4th Avenue, North
Nashville, Tennessee 37219

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Irvin H. Kilcrease, Jr., a Notary Public in and for said County and State, the within named Florence Jordan, William H. Stuart and wife, Maxie H. Stuart 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, Tenn. this 24th day of March 1970

Commission Expires April 26, 1972. Irvin H. Kilcrease, Jr. 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 _____

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

My commission expires _____

Notary Public

MAR 24 '70 CONV $7000.00
MAR 24 '70 S TAX A* 18.20
MAR 24 '70 RECFEE A* .50
MAR 24 '70 W DEED A* 3.00 * 21.70

INSTALLMENT DEED

FROM

Florence Jordan

TO

William H. Stuart and wife,
Maxie H. Stuart

REGISTERS OFFICE

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Received for record this _____ day of _____ A. D. 19__ at _____ o'clock _____ M.
Noted in Book _____ Page _____
Recorded in Book _____ Page _____
Recording Fee _____ County Register
By _____ Dept. Reg.

A 7 2 3 8 1

IDENTIFICATION REFERENCE

MAR 24 2 50 PM '70

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Published by

TENNESSEE TITLE COMPANY
Nashville, Tenn.
Zone Office
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CORPORATION
of Richmond, Virginia