Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Dorris, et ux	SAME BOOK 4422 PAGE 582	Map 118-4
(NAME:)	(NAME:)	
3713 McConnell Street		Parcel 163
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-eight thousand and no/100 ($38,000.00) *Dollars,*

of which Eight thousand and no/100 ($8,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder the grantees agree to pay an indebtedness of Thirty thousand ($30,000.00) *Dollars,*

The grantees, John R. Dorris and wife, Frances S. Dorris *have executed* their promissory note of even date herewith, payable to the order of Henry G. Eggert and Mabel Eggert, in monthly installments as follows: On the 1st day of July 1970, the sum Two hundred, seventy-five and no/100 ($275.00) and thereafter a like amount on the 1st day of each and every month, the last installment, for the sum of remaining unpaid principal balance being due on the 1st day of June 1975. The installments include interest at the rate of seven and one half (7½%) per centum per annum. Full prepayment privilege without penaltyis reserved by grantees.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, Henry G. Eggert and wife, Mabel Eggert *have this day bargained and sold, and do hereby transfer and convey unto the said* John R. Dorris and wife, Frances S. Dorris *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 10 on the Revised Plat of parts of Thompson's Glen Leven Subdivision, of record in Plan Book 3, page 20, Chancery Court for Davidson County, Tennessee

Beginning at a point on the westerly margin of McConnell Street 205.5 feet southwestwardly from the southern margin of Caldwell Lane, the southeast corner of Lot No. 9 on said plan; thence southwardly with the westerly line of McConnell Street 220 feet to the northeast corner of Lot No. 11 on said plan; thence westwardly with the line between said Lots 10 and 11, 275 feet to the center of a branch or creek; thence north 31° 30' east with the center of said branch or creek, 120 feet, more or less; thence north 9° east with the center of said branch or creek, 110 feet, more or less, to the southwesterly corner of said Lot No. 9; thence eastwardly with the line between said Lots 9 and 10, 212 feet to the point of beginning, containing 1.13 acres.

Being the same property conveyed to Henry G. Eggert and wife, Mabel Eggert by deed from Vernon Blair, executor of the estate of Arthur Blair, deceased, of record in Book 3532, page 631, Register's Office for Davidson County, Tennessee.

This instrument prepared by Joel Riggs and Co., 3813 Cleghorn Avenue, Nashville, Tenn. 37215

Grantors and Grantees herein agree that the following agreement is made a part of this instrument:
Grantees agree that they will not sell, convey, transfer or encumber the said property without the written consent of the Grantors, and Grantees further acknowledge that in the event of such conveyance and assumption a new interest rate and mortgage payment amount may be negotiated between the Grantors, the new purchaser, and the Grantees. It is also agreed between Grantors and Grantees that in the event of a conveyance and assumption the original mortgagors, the Grantees, are not relieved from liability with respect to the terms and provisions of the Note and this Installment Deed without the written consent of the Grantors.

unimproved ( )
This is improved (X) property, known as 3713 McConnell Street (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said John R. Dorris and wife, Frances S. Dorris *(successors), 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,* except as stated herein, and except for the 1970 taxes, a lien but not yet payable.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John R. Dorris and wife, Frances S. Dorris *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said John R. Dorris and wife, Frances S. Dorris *hereinafter referred to as trustors, hereby transfer and convey unto* L. Buchanan Loser, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $30,000.00, *or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6½ *percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.*

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 2 nd *day of* June, *19* 70.

John R. Dorris — John R Dorris

Frances S. Dorris — Frances S Dorris

Henry G. Eggert — Henry G Eggert

Mabel Eggert — Mabel Eggert

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joel Riggs, *a Notary Public in and for said County and State,* John R. Dorris and wife, Frances S. Dorris; and Henry G. Eggert and wife Mabel Eggert

the within named 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* 2nd *day of* June, *19* 70.

Joel Riggs *Notary Public*

My Commission expires My Commission Expires Oct. 20, 1971

STATE OF.....
COUNTY OF.....

Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....

.....

the within named 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.....

JUN-8	CONV	38,000.00		
JUN-8	MORT'G	30,000.00		
JUN-8	S'TAX		A* 98.80	
JUN-8	S'TAX		A* 28.00	
JUN-8	PRTFEE		A* .50	
JUN-8	MTGFEE		A* 6.00	* 133.30

Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...*, a Notary Public of the State and County aforesaid, personally appeared.....,*
with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....
.....of the.....,
the within named bargainor, a corporation, and that .....he as such.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporatoin by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Cheryl Akins
Affiant

Subscribed and sworn to before me, this the 8 dayof June 1970.

Joe D Riggs
Notary Public

My commission expires: My Commission Expires Oct. 20, 1971

INSTALLMENT DEED

FROM

Henry C. Eggert and wife
Mabel Eggert

TO

John R. Dorris and wife
Frances S. Dorris

A 7976 5

IDENTIF. REFERENCE

JUN 8 10 13 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE