THIS INSTRUMENT PREPARED BY
DEARBORN, BERRY & WARNER, ATTYS.
400 COMMERCE UNION BANK BLDG
NASHVILLE TENNESSEE 37219

Installment Deed

BOOK 4424 PAGE 808

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. R. Neil Bass (NAME)	Same (NAME)	93-6-2 Par. #66
321 7th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37219 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-two Thousand Five Hundred ($32,500.00)- *Dollars,*

of which Eight Thousand One Hundred Twenty-five ($8,125.00)- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twenty-four Thousand Three Hundred Seventy-five ($24,375.00)- - - - - - - - - - - - - - - - - - *Dollars,*

R. Neil Bass *has executed*

an installment deed note providing for interest at the rate of eight per cent (8%) per annum and payable as to principal Three Thousand Six Hundred ($3,600.00) Dollars one year from date of deed, Three Thousand Six Hundred ($3,600.00) Dollars two years from date of deed and the balance of the principal, Seventeen Thousand One Hundred Seventy-five ($17,175.00) Dollars three years from date of deed, together with interest in the amount of One Thousand Nine Hundred Fifty ($1,950.00) Dollars one year from date of deed, One Thousand Six Hundred Sixty-two ($1,662.00) Dollars two years from date of deed and One Thousand Two Hundred Seventy-four ($1,274.00) Dollars three years from date of deed,

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, Commerce Union Bank, Trustee, formerly Broadway National Bank of Nashville,

has this day bargained and sold, and do hereby transfer and convey unto the said R. Neil Bass,

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being part of Lot No. 12, in the Original Plan of the Town of Nashville, (not of record) described as follows:

Beginning on the easterly margin of 2nd Avenue North, formerly Market Street, at the N.W. corner of a part of said lot formerly owned by B. S. Rhea and son; thence with the easterly margin of said Avenue northerly 27-1/2 feet to the southwest corner of a lot conveyed by Lumnsden, to Pearce and others, by deed of record in Book No. 69, page 439, Register's Office for said County; thence at right angles to said Avenue easterly 211 feet, more or less, to the westerly margin of 1st Avenue North, formerly Water and Front Streets respectively, the southeast corner of a part of said lot known as the Cameron or Coltart lot; thence with the westerly margin of 1st Avenue North southerly 44 feet, more or less, to the northeast corner of a lot formerly owned by Andy Hamilton, afterwards owned by B. S. Rhea and son; thence with the northerly line of said lot westerly 106 feet, more or less, to a point half way to 2nd Avenue North; thence northerly 20 feet, more or less, to the northeast corner of said Rhea lot, fronting on 2nd Avenue North; thence with the northerly line of said Rhea lot westerly 106 feet, more or less, to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Harry [signature]
Affiant

Subscribed and sworn to before me, this the ______ day of June 19 70.

My commission expires 5-1-74
(Affix Seal)

Myrtle S. Hines
Notary Public

Said property was devised to Commerce Union Bank Trustee, formerly Broadway National Bank of Nashville, by will of Marshall Edgar Derryberry, deceased, of record in Will Book 43, page 365, County Court for said County.

unimproved ( ) This is improved (X) property, known as 170 2nd Avenue, North, Nashville, Tennessee 37201 (House Number) (Street) 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 R. Neil Bass, his, *heirs and assigns forever.* Grantor *covenant* s *that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant* s *and bind* s itself, its successors and/ assigns, *to warrant and forever defend the title to said real estate to said* R. Neil Bass, his *(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 R. Neil Bass, *hereinafter referred to as trustors, hereby transfer and convey unto* James A. Green, *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 $....., 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 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

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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 12 *day of* June, *19* 70.

COMMERCE UNION BANK, TRUSTEE,
formerly Broadway National Bank
of Nashville

By Harry E. Gruber Jr. V.P.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Myrtle S. Hines J. R. Neil Bass, *a Notary Public in and for said County and State,*

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* June, *19* 70

Myrtle S. Hines *Notary Public*

Commission expires 5-1-74

STATE OF.....

COUNTY OF.....

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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*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Myrtle S. Hines, *a Notary Public of the State and County aforesaid, personally appeared* Harry E. Gray, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President ..... *of the* Commerce Union Bank, Trustee, *the within named bargainor, a corporation, and that* he *as such* Vice President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 12th *day of* June, *19* 70.

Myrtle S. Hines *Notary Public*

Commission expires 5-1-74

JUN 17 70 CONV 32,500.00
JUN 17 70 MORT'G 24,375.00
JUN 17 70 S'TAX A* 84.50
JUN 17 70 S'TAX A* 22.40
JUN 17 70 PRTFEE A* .50
JUN 17 70 W'DEED A* 6.00 * 113.40

Mail: Mrs Van Zuffelen
2209 Crestmoor Blvd
Nashville Tenn 37215

INSTALLMENT DEED

FROM

COMMERCE UNION BANK, TRUSTEE

TO

R. NEIL BASS

A 8 0 8 1 2

IDENTIF. REFERENCE

JUN 17 9 23 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE