Map 81-15
Par. 335

INSTALLMENT DEED

For and in Consideration of the sum of Nine Thousand ($9,000.00) ---------

---------- Dollars,

of which One Thousand Sixty-Seven and 85/100 ($1,067.85) ---------- Dollars,

has been paid in cash by ELIZABETH HARRIS

the receipt of which is hereby acknowledged, and for the remainder

Seven Thousand Nine Hundred Thirty-Two and 15/100 ($7,932.15) Dollars,

the said ELIZABETH HARRIS has assumed and agreed to pay, according to its terms, an unpaid principal balance of Thirteen Hundred Thirty-Two and 15/100 ($1332.15) Dollars owing on a first mortgage lien resting on the hereinafter described property, secured by Deed of Trust executed by Lem Dawson, et ux, in favor of Albert H. Thomas, Trustee, of record in Book 3923, Page 275, Register's Office of Davidson County, Tennessee, said indebtedness being payable in monthly installments of $54.79 each, including principal and interest, the next installment being due and payable on the 12th day of July, 1970, and being payable to Third National Bank in Nashville, and for the balance Sixty Six Hundred ($6600.00) Dollars, the Grantee, Elizabeth Harris, has executed and delivered to Lem Dawson her one certain promissory note in said amount of even date herewith, which note bears interest from date at the rate of Eight and * all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, LEM DAWSON and wife, HATTIE DAWSON,

have this day bargained and sold, and do hereby transfer and convey unto the said ELIZABETH HARRIS, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 22 on Underwood's Plan, as of record in book 21, page 117, Register's Office for said County.

Said lot No. 22 fronts 50 feet on the northerly side of Knowles, formerly Thompson, Street, and runs back between parallel lines 162 feet to an alley.

Being the same real property conveyed to Lem Dawson by deed from William Waller, Trustee, of record in book 1509, page 553, Registers Office for Davidson County, Tennessee.

* one-half per cent interest (8-1/2%), said note being due and payable, principal and interest, in three hundred (300) equal monthly installments of principal and interest of Fifty Three and 15/100 ($53.15) Dollars each, the first of said installments being due and payable on or before the 22nd day of July, 1970, and a like installment being due and payable on the 22nd day of each month thereafter until the whole of said note, principal and interest, is fully paid. Said installments will be first credited to interest on the unpaid principal balance and the remainder credited to principal.

This is unimproved (X) improved ( ) property, know as 1610 (House Number) Knowles (Street) P. O. Address: Nashville (City or Town) 37208 (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said ELIZABETH HARRIS, her 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 set out above, and taxes for 1970 which have been prorated between the parties * We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said ELIZABETH HARRIS, her 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 me in hand paid, I, the said ELIZABETH HARRIS, unmarried,

do hereby transfer and convey unto RICHARD MARSHALL, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said ELIZABETH HARRIS 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 $ 8,000.00 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 interst may appear.

I 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 I 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 I, the said ELIZABETH HARRIS, 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 I 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; I 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 trust conveyance. I 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. I 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 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 ELIZABETH HARRIS, her representatives or assigns.

* and assumed by Grantee.

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 RICHARD MARSHALL, Trustee, shall be vested in said successor.

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 LEM DAWSON and wife, HATTIE DAWSON and ELIZABETH HARRIS hereunto set our hands at Nashville, Tennessee, this the 22nd day of June 19 70

Lem Dawson
Hattie Dawson
Elizabeth Harris

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Carolyn H. Brock, a Notary Public in and for said County and State, the within named Lem Dawson and wife, Hattie Dawson, and Elizabeth Harris, unmarried,

the 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 22nd day of June, 19 70

Carolyn H. Brock Notary Public at large for the State of Tenn.

Commission Expires June 23, 1973

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4426 PAGE 232

Before me, ... , a Notary Public of the State and

County aforesaid, personally appeared .....,

with whom I 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 corporation by ..... self as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19 .

....., Notary Public.

Commission expires .....

(over for additional acknowledgements)

JUN 23 70	CONV	*9,000.00				
JUN 23 70	MORT'G	*6,600.00				
JUN 23 70	S'TAX		A*	23.40		
JUN 23 70	S'TAX		A*	4.60		
JUN 23 70	PR'FEE		A*	.50		
JUN 23 70	W'DEED		A*	6.00	*	34.50

INSTALLMENT DEED

FROM
LEM DAWSON, ET UX

TO
ELIZABETH HARRIS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A 81448

IDENTIF. REFERENCE

JUN 23 9 15 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TOILET CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Harris (NAME)	Elizabeth Harris (NAME)	
1610 Knowles (STREET ADDRESS OR ROUTE NUMBER)	1610 Knowles (STREET ADDRESS)	
Nashville, Tenn. 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

RICHARD MARSHALL,
ATTORNEY AT LAW
Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 9,000.00 Lem Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 1970

Carolyn Gulley
Notary Public at Large for the State of Tenn.

MY COMMISSION EXPIRES: June 23, 1973

(AFFIX SEAL)