THIS INSTRUMENT PREPARED BY JACK J COHEN 303-3rd Ave N.Nashville,Tenn

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David Clinger (NAME)	Same (NAME)	12w-7184
~~1019 44th Ave N~~ (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	BOOK 1137 PAGE 26
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Twelve Thousand Eight Hundred Fifty Eight and 11/100--($12858.11)-------- DOLLARS

of which $ 1100.00 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 exeuted their single promissory installment note in the principal amount of $11758.11 payable to the order of Robert Garfinkle as follows;on the 11th day of October,1970 the sum of $75.00 and a like amount payable on or before the 11th day of each succeeding month,to be applied first to the payment of interest on the principal sum,(INTEREST TO BE BASED ON 6% PER ANNUM)or so much as shall from time to time remain unpaid,and the balance applied to the payment of pricipal,until the entire amount both principal and interest has been paid in full.

PURCHASERS RESERVE THE RIGHT TO PAY ON OR BEFORE.(AT ANY INTEREST PAYING DATE ENTIRE LOAN MAY BE PAID IN FULL PLUS INTEREST ONLY THAT IS DUE AT THE DATE OF FULL PAYMENT DUE ON NOTE)

AUG-70	CONV	12,858.11				
AUG-70	MORT'G	11,758.11				
AUG-70	S'TAX		A*	33.54		
AUG-70	S'TAX		A*	9.80		
AUG-70	PR'FEE		A*	.50		
AUG-70	W'DEED		A*	3.00	*	46.84

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.

Robert Garfinkle and wife, Bette Jane Garfinkle

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

David Clinger and wife,Josephine Clinger

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

Lot No. 6 on the Map of George T.Finegan's Subdivision of Lot No. 10 of the County Lands,as of record in Book 161,page 69,Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the west side of 44th Ave North, and runs back between parallel lines along the south margin of an unnamed Avenue,164.1 feet to a dead line.

Being the same property conveyed to Robert Garfinkle by deed from William M.Hebb and wife,as of record in Book 4433,page 489 Register's Office for Davidson County,Tennessee.

This is improved X ; unimproved ( ) property known as 1019-44th Ave,N,Nashville,Tenn (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. except 1970 taxes which are assumed by purchasers.

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 real 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 Joel Garfinkle 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, Ins.Value insured in some reliable fire insurance company or companies for at least the sum of $ 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 July 19 70

David Clinger
Josephine Clinger

Robert Garfinkle
Robert Garfinkle

Bette Jane Garfinkle
Bette Jane Garfinkle(WIFE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12858.11

Affiant

Subscribed and sworn to before me, this the 30th day of July 19 70

My commission expires 5-15-1973 (Affix Seal)

Violet R. Bennett
Notary Public

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me Violet R. Bennett, a Notary Public in and for said County and State, the within named David Clinger and wife Josephine Clinger 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 30th day of July 19 70

Commission Expires 5-15-1973

Violet R. Bennett
Notary Public.

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ~~DAVIDSON~~ JAMES CITY

Personally appeared Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared Robert Garfinkle and wife Bette Jane Garfinkle with whom I am personally acquainted, and who, ~~upon oath~~ acknowledged that they ~~executed the within instrument for the purposes therein contained~~.

~~The within named bargainor, a corporation, with which I am personally acquainted, and who upon oath, being duly sworn, did depose and say that he is the [illegible] of the corporation named in the within instrument, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as [illegible].~~

Witness my hand and seal, at office in Williamsburg, Virginia this 2nd day of August 19 70

Commission Expires 2/27/74

Valerie F. Hall
Notary Public

INSTALLMENT DEED

FROM Robert Garfinkle et ux

TO David Clinger et ux

PLEASE

A 8 6 1 3 8

IDENTIF. REFERENCE

AUG 7 12 58 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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NASHVILLE, TENNESSEE
Zone Office
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