Installment Deed BOOK 4453 PAGE 472

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Alvin O. West	Same	Map 71-11
(NAME:) 4112 North 25th Place	(NAME:)	12Da-22145
(STREET ADDRESS OR ROUTE NUMBER) Arlington, Virginia 22207	(STREET ADDRESS)	Par. 41 pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-four Thousand Seven Hundred and 00/100 (34,700.00)---------- *Dollars,* *of which* Nine Thousand Five Hundred Seventy-eight and 00/100 (9,578.00) ---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged,* [redacted] and the assumption and agreement to pay the balance of a note payable to the order of First American ~~Dollars,~~ National Bank, Trustee, at the rate of $333.08 per month, the approximate balance of which is $13,654.65, secured by deed of trust executed Grantors to Richard Dance, Trustee, of record in Book 3785, page 759, Register's Office for Davidson County, Tennessee; and for ~~executed~~ the balance of $11,467.35, Grantees have executed three promissory notes, each bearing interest at the rate of 9% per annum, payable in monthly installments with the remaining balance due and payable as the sixtieth payment. The payees of said notes and the monthly payments are as follows: George H. Cole and Margaret C. Cole, $10,045.35, payable $148.32 per month; Joel Riggs and Company, $711.00, payable $10.84 per month; and, Northern Hills Realty Company, $711.00, payable $10.84 per month. Said payments shall be applied first to interest and then to principal;

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, GEORGE COLE and wife, MARGARET C. COLE,

have this day bargained and sold, and do hereby transfer and convey unto the said ALVIN OLAF WEST and wife, REBA McMURTRY WEST, their

---------- *(~~Successors~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being parts of Tracts "A" and "C" on the Map of a Subdivision of the Betsy A. Maddux Lands, as of record in Book 161, page 108, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Dickerson Pike, prior to its being widened, being 28 feet 1 inch north of the common corner of Tracts "A" and "C"; thence south 83-1/2° east 379-1/2 feet more or less to a point; thence south 3° east 28 feet to the common corner of Tracts "A" and "C"; at the northwest corner of that part of Tract "C" conveyed to W. W. Webb by deed of record in Book 353, page 16, said Register's Office; thence with Webb's westerly line, southerly 79.2 feet to a point; thence north 82-3/4° west 405.9 feet more or less to the old margin of Dickerson Pike; thence with the margin of same, north 19-3/4° east 107 feet 4 inches more or less to the beginning.

(THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,700.00

Affiant

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

Notary Public

My commission expires: 11-13-73
(Affix Seal)

DAVIDSON COUNTY

Being the same property conveyed to GEORGE COLE and wife, by deed from Annie Frances Young and husband, as of record in Book 3281, page 582, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 1403 Dickerson Road, Nashville, Tennessee
(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 Alvin Olaf West and wife, Reba McMurtry West, their *(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 hereinbefore set out, and taxes for 1970 which have been pro rated and assumed by Grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Alvin Olaf West and wife, Reba McMurtry West, their *(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 Alvin Olaf West and wife, Reba McMurtry West, *hereinafter referred to as trustors, hereby transfer and convey unto* O. B. Hofstetter, Jr., *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 $ insurable value, *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.

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 30th *day of* September, *19* 70

George Cole

Margaret C. Cole

Alvin Olaf West

Reba McMurtry West

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eunice Miller, *a Notary Public in and for said County and State,* Alvin Olaf West and wife, Reba McMurtry West, and George Cole and wife, Margaret C. Cole,

*the within named bargainor*s, *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* 30th *day of* September, *19*70

Eunice Miller *Notary Public*

Commission expires November 13, 1973

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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.....

.....*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 corporation by .....self as.....

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

.....*Notary Public*

Commission expires.....

OCT 20 70	CONV	34,700.00				
OCT 20 70	MORT'G	11,467.35				
OCT 20 70	S'TAX		A*	90.22		
OCT 20 70	S'TAX		A*	9.50		
OCT 20 70	PR'FEE		A*	.50		
OCT 20 70	W'DEED		A*	6.00	*	106.22

INSTALLMENT DEED

FROM

GEORGE COLE, ET UX

TO

ALVIN OLAF WEST, ET UX

A 93655

IDENTIF. REFERENCE

OCT 20 2 18 PM '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