# Installment Deed

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert L. Hunley (NAME:) | Same (NAME:) | Map 81-12, |
| 4400 Utal Avenue (STREET ADDRESS OR ROUTE NUMBER) | BOOK 4461 PAGE 601 (STREET ADDRESS) | Par. 402 PW |
| Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* $10,000.00----------

----------TEN THOUSAND AND NO/100----------*Dollars,*

*of which* $1,500.00----------

----------ONE THOUSAND FIVE HUNDRED AND NO/100------*Dollars, has been paid in cash,*

*the receipt of which is hereby acknowledged, and for the remainder* $8,500.00----------

------EIGHT THOUSAND FIVE HUNDRED AND NO/100----------*Dollars,*

Robert L. Hunley *has executed*

executed his promissory note of even date herewith payable in one hundred and eighty (180) consecutive monthly installments of SEVENTY ONE AND 73/100 DOLLARS ($71.73) each which include interest at the rate of six percent (6%). The first of said installments shall be due and payable December 15, 1970. Privilege is reserved of paying any number of said monthly payments or this note may be paid in full without penalty.

*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,*

First Church of Christ Scientist in Nashville, Tennessee *has* ~~have~~ *this day bargained and sold, and do hereby transfer and convey unto the said*

Robert L. Hunley, *his* ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 162 and 163 on the Plan of Lots in the Second Ward of Nashville, Tennessee, called the Town of McGavock, which plan is recorded in Book 21, page 23, in the Register's Office for said County.

Said Lots Nos. 162 and 163 front fifty feet each on the west side of Ninth Avenue, North, formerly Buena Vista Street, and run back between parallel lines 150 feet more or less to an alley.

Being property vested in First Church of Christ Scientist in Nashville, Tennessee, as devisees under the will of Eva Sweeney Mills, deceased, as of record in Will Book 90, page 357, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of November, 1970

Notary Public

My commission expires: 8/9/72
(Affix Seal)

The Third National Bank, Executor and Trustee under the will of Eva Sweeney Mills of record in Will Book 90, page 357, said Register's Office, joins in this deed for the purpose of consenting to the same and of conveying any rights it may have in said property.

unimproved ( )
This is improved ( ) property, known as ..... (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* Robert L. Hunley, his (successors), *heirs and assigns forever.* it *covenant 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.*

It *further covenant and bind* itself, its successors (heirs) *and representatives, to warrant and forever defend the title to said real estate to said* Robert L. Hunley, 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* Robert L. Hunley *hereinafter referred to as trustors, hereby transfer and convey unto ....., 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 $* 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.*

BOOK 4461 PAGE 603

*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* 18th *day of* November, *19* 70

THE THIRD NATIONAL BANK

By: R. Kelly Cobb
Real Estate Officer

X Robert L. Hunley
Robert L. Hunley

FIRST CHURCH OF CHRIST SCIENTIST IN NASHVILLE, TENNESSEE

By: Kathryn L. Lutz, Clk. of Bd. and Trustee

Jaylyn Pullington, Clk. and Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Beverly Jo Womble, *a Notary Public in and for said County and State,* Robert L. Hunley, *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* 18th *day of* November, *19* 70

Beverly Jo Womble, *Notary Public*

*Commission expires* 8/9/72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Beverly Jo Womble, a Notary Public in and for said County and State, Kathryn I. Lutz and Gaylyn Fullington with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Chairman of the Board & Trustee and Clerk & Trustee, respectively of the First Church of Christ Scientist in Nashville, Tennessee, the within named bargainor, and that they as such Chairman of the Board & Trustee and Clerk & Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the First Church of Christ Scientist in Nashville, Tennessee, by themselves as Chairman of the Board & Trustee and Clerk & Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 18th day of November, 1970.

My Commission expires:
8/9/72

Beverly Jo Womble
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* Hugh C. Eldredge, Jr *, a Notary Public of the State and County aforesaid, personally appeared* H. Terry Cook, Jr *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Real Estate Officer *of the* Third National Bank in Nashville *, the within named bargainor, ~~a corporation~~, and that* he *as such* Real Estate Officer *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* Real Estate Officer

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

Hugh C. Eldredge, Jr *Notary Public*

*Commission expires* May 6, 1972

# INSTALLMENT DEED

FROM

First Church of Christ Scientist in Nashville, Tenne

TO

Robert L. Hunley

| | | | | |
|---|---|---|---|---|
| NOV 20 70 | CONV | 10,000.00 | | |
| NOV 20 70 | MORT'G | *8,500.00 | | |
| NOV 20 70 | S'TAX | | A* | 26.00 |
| NOV 20 70 | S'TAX | | A* | 6.50 |
| NOV 20 70 | PR'FEE | | A* | .50 |
| NOV 20 70 | W'DEED | | A* | 6.00 |
| | | | * | 39.00 |

A 96944

IDENTIF. REFERENCE

Nov 20 11 41 AM '70

FELIX A. 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

TITLE: Robson & Collins, P.C.