BOOK 4479 PAGE 431

Installment Deed

This instrument was prepared by Earl Thom[illegible], Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES E. DUKE, SR., et ux (NAME)	First Federal Savings & Loan (NAME)	Map 38 16
1231 Berwick Trail (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Par. 55
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand Two Hundred Thirty-nine and 29/100 ($17,239.29) - - - - - - - *Dollars,*

of which Five Hundred and no/100 ($500.00) - - - - - - - - - - - - - - - - *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Sixteen Thousand Seven Hundred Thirty-nine and 29/100 ($16,739.29) - - - - - *Dollars,*

James E. Duke, Sr. and wife, Eva P. Duke, do assume and agree to pay the balance of a deed of trust in the unpaid balance of $15,239.29, which deed of trust is of record in Book 4368, page 944, [redacted] R.O.D.C., Tennessee, and which deed of trust was executed to secure First Federal Savings and Loan Association, with each respective payment in the amount of $133.50; AND FURTHER, for the remainder of $1,500.00, James E. Duke, Sr. and wife, Eva P. Duke, have executed and delivered their joint and several note payable to the order of Karl S. Levy and wife, Patty L. Levy, which note is payable in 36 monthly installments of $45.64, which payment includes interest at the rate of 6% per annum. The first of said payments is due on or before the [illegible] day of March, 1971, and a like payment is due on the [illegible] day of each succeeding month thereafter until paid in full;

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, we, KARL S. LEVY and wife, PATTY L. LEVY,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES E. DUKE, SR. and wife, EVA P. DUKE, and their *(successors), heirs and assigns,*

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

Being Lot No. 33 on the Map of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67, Register's Office for said County.

Said Lot No. 33 fronts 105 feet on the northerly side of Berwick Trail, and extends back 334.9 feet on the westerly line and 337.2 feet on the easterly line to a dead line in the rear, measuring 55 feet thereon.

Being the same property conveyed to Karl S. Levy and wife, Patty L. Levy, by deed from William B. Garvin and wife, as of record in Book 4368, page 942, said Register's Office.

All insurance and escrow accounts of every kind and character are hereby transferred, delivered and conveyed to the purchasers, James E. Duke, Sr. and wife, Eva P. Duke.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $17,239.29.

Affiant

Sworn to and subscribed before me, this 12 day of February, 1971.

Notary Public
Commission Expires: 10-30-73

BOOK 4479 PAGE 432

FEB12	CONV	17,239.29				
FEB12	S'TAX		A*	44.72		
FEB12	PR'FEE		A*	.50		
FEB12	D'DEED		A*	4.50	*	49.72

This is improved (X) unimproved ( ) property, known as 1231 Berwick Trail, Madison, Tennessee 37115
(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 James E. Duke, Sr. and wife, Eva P. Duke, and 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 by deed of trust of record in Book 4368, page 944, R.O.D.C., Tennessee, which purchasers do assume and agree to pay.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E. Duke, Sr. and wife, Eva P. Duke, and 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 James E. Duke, Sr. and wife, Eva P. Duke, *hereinafter referred to as trustors, hereby transfer and convey unto* Roy A. Miles, 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 $16,739.29, *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 1479 PAGE 433

Book 4479 - Page 433

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 February, *19* 71.

B 0 4 6 1 4

IDENTIF. REFERENCE

FEB 12 1 49 PM '71

REGISTER DAVIDSON COUNTY, TENN.

Karl S. Levy

Patty L. Levy

James E. Duke, Sr.

Eva P. Duke

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy C. Fisher, *a Notary Public in and for said County and State,* Karl S. Levy and wife, Patty L. Levy; and James E. Duke, Sr. and wife, Eva P. Duke,

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* 12 *day of* February, *19* 71.

JUDY C. FISHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission expires 10-22-73