LEON GILBERT
7th FLOOR THIRD NAT'L BK. BLDG.
NASHVILLE, TENNESSEE 37219

Installment Deed

BOOK 4509 PAGE 961

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOE W. SWEAT	JOE W. SWEAT	150 14110
(NAME) 2305 Scott AVE	(NAME) SAME 2305 Scott AVE	72-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS) Nashville Tenn	2711
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	SH

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND SEVEN HUNDRED AND NO/100 ($7700.00) *Dollars,*

of which TWO HUNDRED FORTY-FIVE AND NO/100 ($245.00) *Dollars, has been paid in cash,*

by Joe W. Sweat to Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert,

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

SEVEN THOUSAND FOUR HUNDRED FIFTY-FIVE AND NO/100 ($7455.00) *Dollars,*

the said Joe. W. Sweat *has executed*

and delivered his one note in the sum of Seven Thousand Four Hundred Fifty-five and no/100 ($7455.00) Dollars, payable to the order of Jack J. Cohen and wife, Bessie D. Cohen, one-half, and Leon Gilbert, one-half, said note being signed by the said Joe W. Sweat, dated June 1st, 1971, payable in monthly installments of Sixty-seven and 50/100 ($67.50) Dollars each, due respectively on the first day of each consecutive month immediately following the date of the note until the entire principal amount of said note is paid infull by applying said monthly installments first to interest at the rate of six per cent per annum on the unpaid principal amount of said note

(SEE BOTTOM OF THIS PAGE FOR INSERT HERE)

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, the said Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe. W. Sweat, his ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the northerly parts of Lots 28, 29 and 30, on the plat of Montgomery Heights, part of Litton Land, as of record in Book 432, page 47, R. O. D. C., Tennessee.

Said parts of Lots 28, 29 and 30 front 88 feet on Scott Avenue and runs back on parallel lines 157 feet to a dead line.

Said property was deeded to Joe W. Young by warranty deed dated November 24, 1925, from R. Young and wife, Dollie Young, which deed is of record in Book 682, page 772, said Register's Office, and is the same property the title to which is vested in the undersigned Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, by instrument of R. E. Worrall, County Court Clerk, of record in Book _____, page _____, R. O. D. C., Tennessee, to which reference is here made.

INSERT ABOVE:
and the remainder of each of said monthly installments to be applied to the unpaid principal amount of said note until the entire principal amount of said note is paid in full,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7700.00

Affiant

Subscribed and sworn to before me, this the 1st day of June 1971

Notary Public

My commission expires: (Notary Seal)

Reg. Register

JUN 11 71	CONV	*7,700.00			
JUN 11 71	MORT'G	*7,455.00			
JUN 11 71	S'TAX		A*	20.02	
JUN 11 71	S'TAX		A*	5.50	
JUN 11 71	PO FEE		A*	.50	
JUN 11 71	RECD		A*	4.50	* 30.52

unimproved
This is improved (X) property, known as 2305 SCOTT AVENUE, 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 Joe W. Sweat, his

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 1971 tax which is to be paid by Joe. W. Sweat.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe W. Sweat, his

~~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 Joe W. Sweat, a single man,

hereinafter referred to as trustors, hereby transfer and convey unto Harris A. Gilbert, *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:

or the lawful owner and holder of the note or his agent

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 trust 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 1st *day of* June, 1971. *19*

B 18471

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IDENTIF. REFERENCE

JUN 11 8 39 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Jack J. Cohen
JACK J. COHEN

Bessie D. Cohen
BESSIE D. COHEN

Leon Gilbert
LEON GILBERT

Joe W Sweat
JOE W. SWEAT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ben L Cohen *a Notary Public in and for said County and State,* JACK J. COHEN, AND WIFE, BESSIE D. COHEN, LEON GILBERT AND JOE W. SWEAT,

*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 15th *day of* JUNE, 1971. *19*

Ben L Cohen
Notary Public

Commission expires July 28, 1974