Warranty Deed BOOK 4521 PAGE 898

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Dan Coggin & Marguerite Coggin	Same	71DA-45050
(NAME)	(NAME)	
3710 Trimble Road		Map 130-B
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		Par. 39
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Six Thousand Nine Hundred and no/100 ($36,900.00) *Dollars,*

of which Twelve Thousand and no/100 ($12,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder the grantees agree to pay an indebtedness of Twenty Four Thousand Nine Hundred and no/100 ($24,900.00) *Dollars,*

the grantees, J. Dan Coggin and Marguerite Coggin *have executed* their promissory note of even date herewith, payable to the order of Edward Walker Cummins, in monthly installments as follows: on the first day of September, 1971; the sum of One Hundred Eighty-Four and 01/100 dollars ($184.01) and thereafter the sum of One Hundred Eighty-Four and 01/100 dollars ($184.01) on the first day of each succeeding month for a total of 300 installments. Then the last installment for the sum of One Hundred Eighty-Four and 01/100 dollars ($184.01) being due on the first day of August, 1996. The installments include interest at the rate of seven and one-half per centum (7½%) per annum. Full prepayment privilege without penalty is reserved by Grantees.

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, I, Edward Walker Cummins

have this day bargained and sold, and do hereby transfer and convey unto the said J. Dan Coggin and Marguerite Coggin *(successors), heirs and assigns,*

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

Being the east 120 feet of Lot No. 1 and the east part of the south 70 feet of Lot No. 2 on the Plan of Comptonwood, as of record in Book 974, page 10, Register's Office for said County.

Said parts of said lots front 120 feet on the north side of Trimble Road and runs back between parallel lines, 170 feet more or less to a dead line.

Being the same property conveyed to Edward Walker Cummins by deed from Ira T. Adams and wife, Martha S. Adams of record in Book 4122, page 805, Register's Office for Davidson County, Tennessee.

JUL 21	CONV	36,900.00				
JUL 21	MORTG	24,900.00				
JUL 21	STAX		A*	95.94		
JUL 21	STAX		A*	22.90		
JUL 21	RCFEE		A*	.50		
JUL 21	RCFEE		A*	8.00	*	127.34

This instrument prepared by: Joel Riggs & Co. 3813 Cleghorn Ave. Nashville, Tenn.

Grantors and grantees herein agree that the following agreement is made a part of this instrument:
Grantees agree that they will not sell, convey, transfer or encumber the said property without the written consent of the grantors, and grantees further acknowledge that in the event of such conveyance and assumption a new interest rate and mortgage payment amount may be negotiated between the grantors, the new purchaser, and the grantees. It is also agreed between grantors and grantees that in the event of a conveyance and assumption the original mortgagors, the grantees, are not relieved from liability with respect to the terms and provisions of the note and this Installment Deed without the written consent of the grantors.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,900.00

Raymond E. Lincoln Affiant

Subscribed and sworn to before me, this the 20th day of July, 1971.

Notary Public--My commission expires: My Commission Expires Oct. 20, 1971

unimproved ( )
This is improved (X) property, known as 3710 Trimble 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 J. Dan Coggin and Marguerite Coggin *(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 herein before stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. Dan Coggin and Marguerite Coggin *(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 J. Dan Coggin and Marguerite Coggin *hereinafter referred to as trustors, hereby transfer and convey unto* Alfred T. Adams, 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 $ 24,900.00 *, 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 13th *day of* July, *19* 71

J. Dan Coggin

J. Dan Coggin

Marguerite Coggin

Marguerite Coggin

Edward Walker Cummins

Edward Walker Cummins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joel Riggs, *a Notary Public in and for said County and State,* J. Dan Coggin and Marguerite Coggin, Edward Walker Cummins

*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* 13th *day of* July, *19* 71.

My Commission Expires Oct. 20, 1971

Joel Riggs *Notary Public*

Commission expires

BOOK 4521 PAGE 901

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 corporatoin by .....self as.....

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

.....*Notary Public*

Commission expires.....

INSTALLMENT DEED

FROM

Edward Walker Cummins

TO

J. Dan Coggin and

Marguerite Coggin

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

323690

IDENTIF. REFERENCE

JUL 21 9 06 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.