Prepared and approved by
Grissim and Short

by _____

Installment Deed

BOOK 4527 PAGE 579

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALMA COTTON	1st Fed Sav & Loan Assn	Map 72-9
(NAME:) 917 Fairwin	(NAME:) 4th & Union	Par. 268
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS) Nashville Tenn	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of ELEVEN THOUSAND, FIVE HUNDRED AND NO/100 ($11,500.00) Dollars, of which EIGHT THOUSAND AND NO/100 ($8,000.00) Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder THREE THOUSAND, FIVE HUNDRED AND NO/100 ($3,500.00) Dollars,

ALMA COTTON has ~~XXXXX~~

ASSUMED AND AGREED TO PAY THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF RECORD IN BOOK 3319 PAGE 589 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND HAS GIVEN HER NOTE OF EVEN DATE IN THE PRINCIPAL AMOUNT OF $858.01 PAYABLE ~~MINTY~~ (~~90~~) DAYS FROM DATE OF DEED AND BEARING NO INTEREST.

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, JOSEPH BENNETT REGEN, SR. AND WIFE, BERNADINE CONATSER REGEN have this day bargained and sold, and do hereby transfer and convey unto the said ALMA COTTON, A WIDOW

HER (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE MAP OF ESKRIDGE'S SUBDIVISION OF THE FRANKLIN PROPERTY, OF RECORD IN BOOK 547, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 60 FEET ON THE NORTHERLY SIDE OF FAIRWIN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 173 FEET TO A DEAD LINE ACCORDING TO THE RECORDED PLAN, BUT ACCORDING TO A SURVEY MADE OF LEWIS D. JUSTICE NOVEMBER 11, 1947, ONLY 166 FEET MORE OR LESS TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH BENNETT REGEN, SR. AND WIFE, BERNADINE CONATSER REGEN, BY DEED FROM ROBERT GERNARD BOYD AND WIFE, MARY BOYD OF RECORD IN BOOK 2147, PAGE 260, REGISTER'S OFFICE FOR SAID COUNTY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Subscribed and sworn to before me, this the 6th day of AUGUST 19 71

Alma Cotton
Affiant

My commission expires: 9-14-71 (Affix Seal)

Virginia Phillips
Notary Public

This is { unimproved / 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 ALMA COTTON HER (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 SET OUT ABOVE AND 1971 TAXES WHICH GRANTEE ASSUMES WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said ALMA COTTON HER (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 ALMA COTTON hereinafter referred to as trustors, hereby transfer and convey unto HUNTER SHORT, 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 $....., 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 convey and deliver a good title 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:

UNOFFICIAL COPY

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. A* 50 A* 4.00 * 34.40

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 Registers 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.

Witness OUR hand S this 6th *day of* AUGUST, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

.....

.....

Alma Cotton

X Joseph Bennett Regen Sr

X Bernadine Regen

Bernadine Regen

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

Personally appeared before me, Walter B Short, *a Notary Public in and for said County and State,* JOSEPH BENNETT REGEN, SR. AND WIFE, BERNADINE CONATSER REGEN

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~~ Franklin, *Tennessee, this* 6th *day of* AUGUST, 19 71.

Walter Short *Notary Public*

Commission expires 4/27/74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Virginia Phillips, *a Notary Public in and for said County and State, the within named* ALMA COTTON

the bargainor..., with whom I am personally acquainted, and who acknowledged that SHE *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at NASHVILLE, *Tennessee, this* 6th *day of* AUGUST, 19 71

Virginia Phillips *Notary Public.*

Commission expires 9-14-71

INSTALLMENT DEED

FROM Joseph Bennett Regen, Sr. Et

TO Alma Cotton, A Widow

B 26212

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IDENTIF. REFERENCE

AUG 10 9 58 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMP.
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE