TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Herbert Hoover Redmond (NAME)	Herbert H. Redmond (NAME)	27W-23595
1009 W. Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 334 (STREET ADDRESS)	Map. 83-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37202 (CITY) (ZONE) (STATE)	Par. 30 pw

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $8,445.11
EIGHT THOUSAND FOUR HUNDRED FORTY FIVE and 11/100----------DOLLARS
of which $ 500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees a part herein assume and agree to pay the remaining unpaid balance of $7,245.11 of a note in the original amount of $8,000.00, executed by Thurman H. Patterson and wife, dated Aug. 31, 1965, with interest as set forth therein, both principal and interest payable $44.24 monthly, payable t o United Mortgagee Servicing Corp, and secured by a Deed of Trust of record in Book 3934, page 279, Register's Office, Davidson County, Tennessee and for the remainder the grantees herein have executed their one joint note of even date herewith for the sum of $700.00, with interest at 7% per annum, both principal and interest payable $41.09 monthly, payable to the Grantor herein; said payment shall be applied first to payment of interest on the principal amount, or so much as shall from time to time remain unpaid, and the balance to be applied to payment of principal until the entire amount is paid in full.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

I, DOROTHY W. ENSEY

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

HERBERT HOOVER REDMOND AND WIFE, SHIRLEY ANN REDMOND

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 1 on Block "A" on the Plan of Tim H. Moore's Subdivision of part of A. W. Johnson and G. P. Smith's Subdivision, as of record in Book 332, page 107, Register's Office for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, November 27, 1957, as follows:
BEGINNING at an iron pin located at the northeast intersection of Emmett Street and West Greenwood Avenue; thence north 5° 00' east with the easterly margin of said Emmett Street 146 feet to an iron pin; thence south 87° 30' east 53 feet to aniron pin; thence south 5° 00' west 146 feet to an iron pin located in the northerly margin of said West Greenwood Avenue; thence with the margin of the same, north 87° 30' west 53 feet to the beginning.
Being the aame property conveyed to Dorothy W. Ensey, by deed from Thurman H. Patteson and wife, as of record in Book 4313, page 45, and by decree of record in Minute Book 18-B, page 892, Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Book____,page_____, said Register's Office.

This is improved (X) unimproved ( ) property known as 1009 W. Greenwood Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We convenant 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto Truman S. Wrenne Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby 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 at least the sum ofinsurable valueuntil the notes herein secured are 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 and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, 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 notes, or any of said notes then past due and unpaid, all remaining unpaid notes 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 conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree 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 advise 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 notes 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 the grantees herein, their heirs, 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 12th day of August 19 71

Dorothy W. Ensey

DOROTHY W. ENSEY

Herbert Hoover Redmond

HERBERT HOOVER REDMOND

Shirley Ann Redmond

SHIRLEY ANN REDMOND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 8,445.11

Herbert Hoover Redmond

Affiant

Subscribed and sworn to before me, this the 16th day of August 1971

My commission expires April 25, 1974 (Affix Seal)

L. D. Richards

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Herbert Hoover Redmond and wife, Shirley Ann Redmond the bargainor, 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 16th day of August 19 71

Commission Expires April 25, 1974 L. D. Richards Notary Public.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named DOROTHY W. ENSEY, 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 [illegible] this 14 day of [illegible] 19 71

Commission Expires May 17 1974 [illegible] Notary Public.

self as

Witness my hand and seal, at office in TN CONV *8,445.11 this

day of AUG 17 S'TAX A* 21.84 19

AUG 17 PR'FEE A* .50

Commission Expires AUG 17 W'DEED A* 4.00 * 26.34 Notary Public

INSTALLMENT DEED

G-221562

FROM Dorothy W. Ensey

TO Herbert Hoover Redmond, ET UX

327216

IDENTIF. REFERENCE

AUG 17 1 44 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REGISTER'S OFFICE
PLEASE PUT IN [illegible] TITLE CO. BOX

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