Installment Deed

Prepared and approved by Grissim and Short.

by [illegible]

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AUBREY SOUTH ET UX	Same	72-7
(NAME) 1407 Kirkland Ave	(NAME) BOOK 1540 PAGE 350	#110
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND AND NO/100 ($8,000.00) *Dollars,*

of which SIX HUNDRED AND NO/100 ---------- ($600.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder SEVEN THOUSAND, FOUR HUNDRED AND NO/100 ---------- *Dollars,*

AUBREY SOUTH AND WIFE, BERTIE L. SOUTH HAVE *executed*
THEIR NOTE OF EVEN DATE IN THE AMOUNT OF $7,400.00 PAYABLE IN MONTHLY INSTALLMENTS OF $61.90, INCLUDING INTEREST AT 8% PER ANNUM FOR A PERIOD OF 20 YEARS, BEGINNING THE FIRST DAY OF NOVEMBER, 1971.
THIS NOTE SHALL BE PAYABLE IN FULL IN THE EVENT THE GRANTEES SELL THE SUBJECT REAL PROPERTY, UNLESS THIS PROVISION IS WAIVED BY PRIOR WRITTEN CONSENT OF THE HOLDER OF THE NOTE.

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, H. V. DICKERSON AND WIFE, SALLIE ELIZABETH DICKERSON

have this day bargained and sold, and do hereby transfer and convey unto the said AUBREY SOUTH AND WIFE, BERTIE L. SOUTH

THEIR *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:
BEING PARTS OF LOTS NOS. 14 AND 15 AND PART OF AN UNNAMED STREET, NOW CLOSED, ON THE PLAN OF R. M. DUDLEY'S SUBDIVISION OF BLOCKS "A" AND "B" IN THE SUBDIVISION OF A 30-ACRE TRACT ON THE WILLIAMS FERRY ROAD, AS OF RECORD IN BOOK 974, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, JANUARY 25, 1949, AS FOLLOWS:

BEGINNING IN THE CENTER OF AN UNNAMED AVENUE (NOW CLOSED), AS LOCATED ON SAID RECORDED PLAN AT A POINT 411 FEET SOUTH OF THE SOUTHERLY MARGIN OF KIRKLAND AVENUE, AS NOW ESTABLISHED, SAID POINT BEING 25 FEET NORTH OF THE CORNER OF LOTS NOS. 15 AND 16; THENCE SOUTHWARDLY 25 FEET TO THE CORNER OF SAID TWO LOTS, CONTINUING IN THE SAME DIRECTION AND WITH THE LINE BETWEEN SAID TWO LOTS, 200 FEET, IN ALL 225 FEET TO THE NORTHERLY LINE OF LOT NO. 12; THENCE WITH SAID LINE, EASTWARDLY 80 FEET TO THE CORNER OF LOTS NOS. 13 AND 14; THENCE NORTHWARDLY, CROSSING THE WESTERLY LINE OF LOT NO. 14 AT 130 FEET, IN ALL, 215 FEET TO THE CENTER OF SAID UNNAMED STREET; THENCE WITH THE CENTER OF SAID STREET WESTWARDLY 81.6 FEET TO THE BEGINNING.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $8,000.00

Affiant

Subscribed and sworn to before me, this the 14 day of SEPTEMBER 1971

Notary Public

My commission expires: 8-18-75

(Affix Seal)

BEING THE SAME PROPERTY CONVEYED TO H. V. DICKERSON AND WIFE, BY DEED FROM EVERETT H. THOMASON AND WIFE, OF RECORD IN BOOK 1712, PAGE 469, SAID REGISTER'S OFFICE.

THIS CONVEYENCE IS SUBJECT TO A T.V.A. POWER LINE EASEMENT OF RECORD IN BOOK 1136, PAGE 167, SAID REGISTER'S OFFICE AND A 16 FOOT ROADWAY EASEMENT ACROSS THE REAR OF SAID PROPERTY AS SHOWN ON A SURVEY OF Z. J. WILKINSON, SURVEYOR, DATED JANUARY 25, 1949.

SEP 28 71	CONV	*8,000.00				
SEP 28 71	MORT'G	*7,400.00				
SEP 28 71	S'TAX		A*	20.80		
SEP 28 71	S'TAX		A*	5.40		
SEP 28 71	PR'FEE		A*	.50		
SEP 28 71	W'DEED		A*	8.00	*	34.70

unimproved ( )
This is 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 AUBREY SOUTH AND WIFE, BERTIE L. SOUTH 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 AS OF RECORD, AND 1971 TAXES WHICH GRANTEES ASSUME.

WE *further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to said real estate to said* AUBREY SOUTH AND WIFE, BERTIE L. SOUTH, 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 AUBREY SOUTH AND WIFE, BERTIE L. SOUTH *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 $ 7,400.00, *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 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 21st *day of* SEPTEMBER, *19* 71

✓ Aubrey South

✓ Bertie S South

✓ Sallie E Dickerson

✓ Hines V Dickerson

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Lexington

Personally appeared before me, CARL R GRANT, *a Notary Public in and for said County and State,* H. V. DICKERSON AND WIFE, SALLIE ELIZABETH DICKERSON

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~~ Lexington S. C. ~~Tennessee~~, *this* 22nd *day of* SEPTEMBER, *19* 71

Carl R Grant
Notary Public
For South Carolina

Commission expires Dec. 18, 1978

K 454C

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, VIRGINIA PHILLIPS, *a Notary Public in and for said County and State,* AUBREY SOUTH AND WIFE, BERTIE L. SOUTH

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 21ST *day of* SEPTEMBER, *19* 71

Virginia Phillips *Notary Public*

Commission expires 8-18-75

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 corporation by* .....*self as* .....

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

.....*Notary Public*

Commission expires .....

INSTALLMENT DEED

FROM H. V. DICKERSON ET UX

TO AUBREY SOUTH ET UX

B 32168 1

IDENTIF. REFERENCE

SEP 28 10 24 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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