THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY AT LAW,
1111 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219.

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS:
Eva B. Stanley, et al (NAME)	Same. Also send copy to (NAME)	Map 104-16
1706 Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	Dr. & Mrs. P. K. Mukherji 1817 South 3[illegible] Street	Pcl. 156
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Louisville, Kentucky 40211 (CITY) (ZONE) (STATE)	PW

BOOK 1544 PAGE 549

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Twelve Thousand Five Hundred ($12,500.00)----- and No/100---------- DOLLARS

of which $ 4,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees, Eva B. Stanley and mother, Susie E. Hall, have executed their promissory note of even date herewith payable to the grantors, Phatick K. Mukherji and wife, Chandra Mukherji, in sum of $8,500.00 with interest at rate of 7½ per cent per annum, payable in monthly installments of $78.80 each beginning 5 November 1971;

OCT 13	CONV	12,500.00			
OCT 13	MORT'G	*8,500.00			
OCT 13	S'TAX		A*	32.50	
OCT 13	S'TAX		A*	6.50	
OCT 13	PB'FEE		A*	.50	
OCT 13	W'DEED		A*	4.00	* 43.50

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.

the said Phatick K. Mukherji and wife, Chandra Mukherji,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Eva B. Stanley and mother, Susie E. Hall,

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

Land in Davidson County, Tennessee, being the west 1/2 of Lot No. 159 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said Lot No. 159 fronts 50 feet on the northerly side of Linden Avenue West, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Phatick K. Mukherji and wife, Chandra Mukherji by deed from Daisy Rule Shaver, as of record in Book 4148, page 912, said Register's Office. Said land is herein conveyed subject to easement for joint driveway serving the land in question together with the land lying to the west, as set out in an agreement of record in Book 4207, page 474, Register's Office.

In accordance with the agreement in the abovementioned note the undersigned makers agree to pay the holder each month 1/12 of the estimated aggregate of annual taxes and fire and windstorm insurrance premium if demanded and required by the holder, which the holder shall hold in trust to pay said taxes and insurance premium as same become due and the holders rights of foreclosure set out hereinbelow apply to default in said monthly payments.

This is improved (X) unimproved ( ) property known as 1706 Linden 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 nonpayment 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 and Whitman P. Stanley, husband of said Eva B. Stanley Avon N. Williams, Jr. 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 of $8,500.00 until 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 5th day of October 19 71

Eva B. Stanley	Phatick K. Mukherji
Susie E. Hall	Chandra Mukherji
Grantees	Grantors
Whitman P. Stanley	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 12,500.00

Affiant

Subscribed and sworn to before me, this the 12th day of October 19 71

My commission expires 11/1/72 (Affix Seal)

Notary Public

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, IRENE CRAIG a Notary Public in and for said County and State, the within named Phatick K. Mukherji and wife, Chandra Mukherji the bargainors, 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 Louisville Kentucky this 5 day of October 19 71

Commission Expires 19 May 1974

Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Anita Louise Fitzgerald a Notary Public of the State and County aforesaid, personally appeared Susie E. Hall (single) Eva B. Stanley and husband, Whitman P. Stanley, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 12th day of October 19 71

Commission Expires 11/1/72

Notary Public

INSTALLMENT DEED

FROM PHATICK K. MUKHERJI, ET UX

TO EVA B. STANLEY, ET AL

B 34100

IDENTIF. REFERENCE

OCT 13 1 11 PM '71

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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