prepared by Leon Gilbert

Installment Deed

BOOK 4572 PAGE 635

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. TURNER ET UX.	SAME	MAP 92-8
(NAME:)	(NAME:)	
1302 Jo Johnson		PARCEL 65
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn.		3W-01315
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN THOUSAND AND NO/100 ($10,000.00) *Dollars,*

of which

TWELVE HUNDRED AND NO/100 ($1200.00) *Dollars, has been paid in cash,*

by John W. Turner and wife, Ruth H. Turner, to Leon Gilbert

the receipt of which is hereby acknowledged, and for the remainder

Eighty-eight Hundred and no/100 ($8800.00) *Dollars,*

the said John W. Turner and wife, Ruth H. Turner, *have executed*

executed and delivered their one note, dated January 27th, 1972, signed by the said John W. Turner and wife, Ruth H. Turner, payable to the order of Leon Gilbert in the sum of Eighty-eight Hundred and no/100 ($8800.00) Dollars in monthly installments of Seventy-four and 26/100 ($74.26) Dollars each, until the principal amount of said note is paid in full by applying said monthly payments first to interest at the rate of six per cent per annum on the unpaid principal balance of said note and the remainder of each of said payments to be applied on the unpaid principal balance of said note, until the entire principal and interest are paid in full, the right being reserved of paying the entire principal balance on any monthly payment date, (**BELOW)

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, Leon Gilbert, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN W. TURNER AND WIFE, RUTH H. TURNER, their

~~heirs and assigns~~ heirs and assigns,

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

Being the west 33-1/3 feet of Lot No. 140 on the Map of Samuel Watkins, as of record in Book 57, page 13, Register's Office in said County. Said part of said lot fronts 33-1/3 feet on the north side of Jo Johnston Avenue and runs back between parallel lines 177 feet to an alley. Being part of the same property conveyed to the undersigned Lenn Gilbert by deed from Elmer W. Disspayne, United States Marshal, of record in Book 3821, page 669, R. O. D. C., Tenn., to which reference is here made.

** (FROM ABOVE) The first payment on said note is due February 27th, 1972, and those following on the twenty-seventh day of each consecutive month thereafter, ~~until paid~~ until the entire principal amount of said note and interest are paid in full.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of January 1972

My commission expires: (Affix Seal)

Notary Public

Dep Register

unimproved ( )
This is improved (X) property, known as 1218 JO JOHNSTON AVE., NASHVILLE, TENN.
(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 JOHN W. TURNER AND WIFE, RUTH H. TURNER, THEIR ( ) ~~( )~~ *heirs and assigns forever.* I *covenant that* I am *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 1972 tax, which has been pro-rated and is to be paid by John W. Turner and wife, Ruth H. Turner, as are all future taxes.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John W. Turner and wife, Ruth H. Turner, 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 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 John W. Turner and wife, Ruth H. Turner, *hereinafter referred to as trustors, hereby transfer and convey unto* Harris A. Gilbert, *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 $*Insurable Value*, 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.

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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:

or the lawful owner and holder of the note

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.

3rd ~~2nd~~ *To the payment of all taxes which may be unpaid on said premises.*

2nd ~~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 27th *day of* January, *19* 72.

Leon Gilbert
LEON GILBERT

John W. Turner
JOHN W. TURNER

Ruth H. Turner
RUTH H. TURNER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mollie Jones, *a Notary Public in and for said County and State,* JOHN W. TURNER AND WIFE, RUTH H. TURNER,

*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* 27th *day of* JANUARY, 1972, *19*

Mollie Jones *Notary Public*

Commission expires Oct 24, 1973

(OVER)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Nancy Edwards LEON GILBERT, *a Notary Public in and for said County and State,*

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

Witness my hand and official seal at NASHVILLE, *this* 27th *day of* JANUARY, 1972, *19*

Nancy Edwards
Notary Public

NANCY EDWARDS NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 2/1/75

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 .....

JAN28 72	CONV	10,000.00				
JAN28 72	MORT'G	*8,800.00				
JAN28 72	S'TAX		A*	26.00		
JAN28 72	S'TAX		A*	6.80		
JAN28 72	PR'FEE		A*	.50		
JAN28 72	DEED		A*	8.00	*	41.30

INSTALLMENT DEED

FROM

TO

B 46651

IDENTIF. REFERENCE

JAN 28 10 02 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE