This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reuben Turner Jordan, et ux	First and Mid-South Mortgage Co.	24W-154S
(NAME:) 2415 Oakland Avenue	P. O. Box 2568 BOOK 1577 PAGE 507	Map 104-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 207
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND SIX HUNDRED ELEVEN and 43/100 - - - - - - - (12,611.43) - - - - FIFTY - Dollars, of which ONE THOUSAND EIGHT HUNDRED/and NO/100 - (1,850.00) - Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder the said grantees have assumed and agreed to pay the balance owing under a note secured by deed of trust in/4020, page 53, ~~xxxx~~ Dollars, to secure First and Mid-South Mortgage Company, Franklin G. Clark, Trustee, note dated May 23, 1966, in the original sum of $9,550.00, payable as specified therein; ~~xxxxxx~~ AND have executed their joint promissory note of even date herewith in the amount of $2,000.00, payable to Charles Thomas Mebane and wife, Dorothy G. Mebane, payable as follows: On the 1st day of March 1972, the sum of $23.23, and thereafter a like installment of $23.23 on the first day of each succeeding month until said indebtedness is paid in full. Interest at the rate of 7% per annum has been computed and is included in each monthly installment,

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, We, Charles Thomas Mebane and wife, Dorothy G. Mebane, grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Reuben Turner Jordan and wife, Gloria Jean Jordan, herein called grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the southerly 50 feet of the easterly 115 feet of Lot No. 169 on the Map of Belmont Land Company's Plan of record called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.
Said part of Lot No. 169 fronts 50 feet on the westerly side of Oakland Avenue and runs back between parallel lines 115 feet along the northerly margin of Beechwood avenue to a dead line at the rear.

Being the same property conveyed to Charles Thomas Mebane and wife Dorothy G. Mebane, by deed from Marshall E. Rosenbaum and wife, Shirley Dean Rosenbaum, of record in Book 4261, page 243, said Register's Office/

This conveyance is made subject to easement for public utilities, driveway, etc. as set out in an instrument executed by Frank W. Johnson, et al, of record in Book 998, page 689, Register's Office for said County; and to restrictive covenants in Book 365, page 39, and book 699, page 273, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,611.43

Affiant

Subscribed and sworn to before me, this the 8th day of February 1972

Notary Public

My commission expires: My Commission Expires Nov. 8, 1975 (Affix Seal)

This is improved (X) unimproved property, known as 2415 Oakland Avenue, Nashville, Tennessee 37212 (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 grantees, Reuben Turner Jordan and wife, Gloria Jean Jordan, 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 aforesaid.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said Reuben Turner Jordan and wife, Gloria Jean Jordan, 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 Reuben Turner Jordan and wife, Gloria Jean Jordan hereinafter referred to as trustors, hereby transfer and convey unto Andrew D. Tahner, 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 $11,000.00, 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 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 hands this eighth day of February 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Reuben Turner Jordan

Charles Thomas Mebane

Gloria Jean Jordan

Dorothy G. Mebane

FEB 18 72 CONV 12,611.43
FEB 18 72 S TAX A* 32.76
FEB 18 72 PR FEE A* .50
FEB 18 72 MTGFEED A* 4.00 * 37.26

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Reuben Turner Jordan and wife, Gloria Jean Jordan

the within named 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 Nashville, Tennessee *this* 8th *day of* February, 19 72.

Ina M. Kent — *Notary Public*

Commission expires My Commission Expires Nov. 8, 1975

STATE OF Maryland }
COUNTY OF Montgomery }

Personally appeared before me, William W. Frech Jr, *a Notary Public in and for said County and State,* Charles Thomas Mebane and wife, Dorothy G. Mebane

the within named 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 Silver Spring Md *this* 14 *day of* February, 19 72.

William W. Frech — *Notary Public*

Commission expires 7-1-74

INSTALLMENT DEED

FROM CHARLES THOMAS MEBANE, ET UX

TO REUBEN TURNER JORDAN, ET UX

B 48951

IDENTIF. REFERENCE

FEB 18 8 26 AM '72

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

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204