Address new owner:
George Manos
250 Largo Drive
Nashville, Tenn. 37211

Send tax bills to:
George Manos
250 Largo Drive
Nashville, Tenn. 37211

Field Book Number 4W 02690

Map # Parcel Number 81-16 692

BOOK 4578 PAGE 367

FORM 1008

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FOR AND IN CONSIDERATION OF the sum of THIRTY FIVE HUNDRED AND NO/100 - ($3500.00) - DOLLARS

of which $ 1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his one (1) promissory note, payable in monthly installments of ONE HUNDRED DOLLARS ($100.00) each, interest and principal included, the first installment payment due on or before the first day of April, 1972, and a like installment payment due on or before the first day of each succeeding month, until the remainder balance of TWENTY FIVE HUNDRED ($2500.00) DOLLARS is paid, all of said notes payments bearing six (6) percent interest from date,

This Deed prepared by
A. N. Greenberg, Attorney
64 Arcade Bldg.,
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. We, Alvin N. Greenberg and wife, Esther G. Greenberg,

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

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

Being part of Lot No. 180 of McNairy Mansion House Tract, described as follows: BEGINNING at the northeast corner of Jackson and Belleville Street, now 10th Avenue North, and running thence northwardly along the east margin of 10th Avenue North 135 feet, more or less, to the southerly line of Spain lot; thence eastwardly, parallel with Jackson Street, 50 feet; thence at right angles, southwardly and parallel with Belleville Street 135 feet, more or less, to Jackson Street; thence westwardly along Jackson Street 50 feet to the beginning. Being property conveyed to Alvin N. Greenberg by deed from Milton Greenberg and wife, et al, of record in Book 1430, Page 227, and as one of the heirs-at-law of Mrs. Hulda Greenberg, deceased. And the said Esther G. Greenberg joins herein to convey any and all rights she may or might have in said property.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 3500 00. Affiant George A. Manos

Subscribed and sworn to before me this 23rd day of February 19 72

Deputy Register J. Hood

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 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.

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 Morris Levine, 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 $ 1,750.00 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 23rd day of February, 19 72.

Alvin N. Greenberg
Esther G. Greenberg
George A. Manos

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, W. Rufus Pardue, a Notary Public in and for said County and State, the within named Alvin N. Greenberg, Esther G. Greenberg, and George Manos 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 Nashville, Tenn., this 23rd day of February 1972

Commission Expires February 3, 1974, W. Rufus Pardue, Notary Public.

STATE OF _____ }
_____ County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { their several oaths / his oath } acknowledged { themselves / himself } to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that { they / he } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, on this the _____ day of _____, 19____.

My commission expires _____ Notary Public

FEB23 N CONV *3,500.00
FEB23 N MORTG *2,500.00
FEB23 N STAX A* 9.10
FEB23 N CITAX A* .50
FEB23 N PR FEE A* .50
FEB23 N WDEED A* 4.00 * 14.10

INSTALLMENT DEED

FROM
Alvin N. Greenberg, et ux

TO
Esther G. Greenberg

George Manos

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 23 day of B 4 A.D. 19 72 at 10 58 A.M., B 23
Noted in Book 5 Page 69
Recorded Book Page
Recording Fee
IDENTIFICATION REFERENCE
REX T. PARISH, REGISTER
DAVIDSON COUNTY, TENN.
By _____ Dept. Reg.
County Register

Published by
TENNESSEE TITLE COMPANY
Nashville, Tenn.
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia