Installment Deed BOOK 4583 PAGE 418

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy C. George & wife (NAME)	TO PARTIES AT OPPOSITE (NAME)	
2535 Dickerson Road (STREET ADDRESS OR ROUTE NUMBER)	ADDRESS (STREET ADDRESS)	72-5 147
Nashville, 37216, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND($7,000.00)----------

---------- *Dollars,*

of which Three Hundred($300.00)----------

---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder of Six Thousand and Seven Hundred($6,700.00)---------- *Dollars,*

the vendees Jimmy C. George and wife, Annie L. George,

have executed

executed their joint promissory note of even date herewith payable to the order of George F. Cranor Jr., and Jarman M. Cranor in said amount of $6,700.00, bearing interest from date on the unpaid balances at the rate of 7½ per cent per annum, same being payable in monthly installments of $62.11, the first installment being payable on the 10th day of April 1972 and a like installment on the 10th day of each month thereafter until the whole amount with interest is paid in full, payments include both interest and principal and to be credited first to interest to date and the remainder in reduction of the principal, same is payable at such place in Davidson County, Tennessee, as designated by the holder,

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, George F. Cranor Jr. and Jarman M. Cranor, II,

have this day bargained and sold, and do hereby transfer and convey unto the said Jimmy C. George and wife, Annie L. George, their

(successors), heirs and assigns,

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

Being the northerly part of Lot No. 33 on the Plan of Dr. E.T. Brown's Subdivision of the J.B. King Land, as of record in Book 332, page 69, Register's Office for said County, described as follows:

Beginning on the southerly margin of Trinity Lane at the corner of lots Nos. 33 and 34, being the northeast corner of the property conveyed to Earl L. Hiland and wife by deed from Harvey H. LaFollete and wife, of record in book 1683, page 172, said Register's Office; thence with the line between said two lots and Hiland's easterly line southwardly 193.3 feet, more or less, to the northwest corner of the property conveyed to Clifton J. Dukes and wife by deed from W.D. Wyatt and wife of record in Book 3185, page 504, said Register's Office; thence with said Duke's northerly line eastwardly 50 feet to the line between lots Nos. 33 and 32; thence northerly with said line 187½ feet, more or less, to the southerly margin of Trinity Lane; thence westwardly 50 feet to the point of beginning.

Being the same property conveyed to George F. Cranor Jr., and Jamman M. Cranor II by deed from John T. Long and wife, of record in book 4553, page 197, said Register's Office.

Instrument was prepared by E. T. Hollins Jr., Atty. 703 Stahlman Bldg. Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 10th day of March 1972

My commission expires: 10/24/73 (Affix Seal)

Affiant

Notary Public

This instrument was prepared by E.T. Hollins Jr., 903 Stahlman Bldg., Nashville, Tennessee.

The vendees have examined said premises and the improvements thereon and are familiar with same and are accepting same in its present condition and it is agreed that the vendors have made no representations regarding the condition of same.

The vendors have insurance on said property in the amount of $5,000.00 with the premium paid to November 13, 1972 and same is being transferred to the vendees in consideration of the vendees assuming and paying the taxes for 1972 on said property.

This is unimproved ( ) improved (X) property, known as 1030 Trinity Lane, 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 Jimmy C. George and wife, Annie L. George, 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 for 1972 taxes which the vendees assume, an easement granted by W.D. Wyatt, et ux, of record in book 1727, page 586 and an easement granted by J.T. Long and Mildred Era Hunter Long of record in book 4236, page 810, all in said Register's Office.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jimmy C. George and wife, Annie L. George, 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 Jimmy C. George and wife, Annie L. George *hereinafter referred to as trustors, hereby transfer and convey unto* E.T. Hollins Jr., *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 $ acceptable to the vendor *5,000.00, 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.

BOOK 4583 PAGE 420

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 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 10 *day of* March, 1972.

George F. Cranor, Jr.
George F. Cranor Jr.,

Jarman M. Cranor II
Jarman M. Cranor, II

Jimmy C. George
Jimmy C. George

Annie L. George
Annie L. George

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George F. Cranor, *a Notary Public in and for said County and State,* George F. Cranor Jr., and Jarman M. Cranor II

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, Davidson County, *Tennessee, this* 10th *day of* March 1972, *19*

George F. Cranor
Notary Public

Commission expires 10/24/73

NOTARY PUBLIC GEORGE F. CRANOR DAVIDSON

BOOK 4583 PAGE 421

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George F. Cranor, *a Notary Public in and for said County and State,* Jimmy C. George and wife, Annie L. George

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, Davidson County, Tennessee, *this* 16 *day of* March 1972, *19*

George F. Cranor *Notary Public*

Commission expires 10/24/73

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 .....

MAR 14 72	CONV	*7,000.00			
MAR 14 72	MORT'G	*6,700.00			
MAR 14 72	S'TAX		A*	18.20	
MAR 14 72	S'TAX		A*	4.70	
MAR 14 72	PR'FEE		A*	.50	
MAR 14 72	W'DEED		A*	8.00	* 31.40

INSTALLMENT DEED

FROM George F. Cranor Jr., et al

TO Jimmy C. George, et ux

B 5 1 7 9 1

IDENTIF. REFERENCE

MAR 14 9 17 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