BOOK 4591 PAGE 116

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Haywood Realty Company, Tenn. Corp.

TO

William Kimbrough-unmarried

For draftsman's use

prepared by:
Mallernee Realty Co.
119 Union St
Nashville Tenn

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Kimbrough (NAME)	Same (NAME)	Map-81-16-031
1001-10th ve. N. (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	Par 4-W-02961
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 10 12 49 PM '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

B5515 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 6750.00 D. E. Mallernee, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 1972

J. H. Head
Notary Public

MY COMMISSION EXPIRES: Dep Register
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Six thousand seven hundred fifty dollars $6750.00 DOLLARS

of which $ 200.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed a promissory note of even date herewith payable to the order of Haywoo Realty Company, a Tennessee Corp. in the principal sum of Six thousand five hundred fifty dollars ($6550.00) payable in monthly installments of Sixty five dollars ($65.00) including both principal and interest at 8½% WK The first installment maturing on the 15th day of March 1972 and monthly installment of like amount on the 15th day of each month thereafter until the total of Six thousand five hundred fifty dollars ($6550.00) and interest is paid. Out of each installment the accrued interest to date on the unpaid installment will be taken and the balance credited to the principal sum.

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,

Haywoo Realty Company, a Tennessee Corporation

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

William Kimbrough-unmarried

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: 1001-10th Ave. N. Being the southerly 29.4 ft. of the easterly 80.0 ft. of Lot No. 15, Sam Haslam's Plan Nashville Davidson County Tennessee, recorded in Book 21 Page 17, R.O.D.C. Tennessee, and being morefully described as follows: Beginning at an iron pin in the southwesterly intersection of the margin of Jackson Street and 10th Avenue North; thence with the westerly margin of 10th Avenue North, north 35°00' west, 29.4 ft. to an iron pin ; thence leaving the westerly margin of 10th Avenue North, south 54°36' west 80.0 feet to an iron pin thence south 35°00' west 29.4 ft. to an iron pin in the northerly margin of Jackson St. thence with northerly margin of Jackson St. 80.0 ft. to the point of beginning, and the southerly 29.4 ft. of a 10 ft. strip west of the above tract of land fully described in deed of record in Book 3769, Page 108, R.O.D.C. Tennessee, which established a 10 ft. alley; reference is hereby made to said deed for description. Being the same property conveyed to Haywood Realty Company, a Tennessee Corporation, by deed from Jacobs H. Doyle and wife Verla D. Doyle as of record in Book 4380, Page 74, Register's Office for Davidson County Tennessee.

This conveyance is subject to an installment deed executed by Haywood Realty Co., to Jacobs H. Doyle and wife Verla D. Doyle of record in Book 4380, Pg. 754, R.O.D.C, Tenn. to secure Jacobs Doyle and Verla D. Doyle $2929.88, however, WK the seller is to take the monthly payments paid under this deed and pay the monthly payments on said mortgage until the said debt is paid in full with interest.

This is (unimproved) (X) property, known as 1001-10th Ave. N., Nashville, Tenn, Davidson
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

MALLERNEE REALTY CO
REAL ESTATE · INSURANCE and LOANS

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

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 _____ 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 $ Yeeee.oo 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 29th day of February 19 72

Elizabeth M. Jackson
Elizabeth M. Jackson*Pres.

xOrillie Kimbrough
William Kimbrough

APR 10 72	CONV	*6,750.00		
APR 10 72	MORT'G	*6,550.00		
APR 10 72	S'TAX		A*	17.42
APR 10 72	S'TAX		A*	4.50
APR 10 72	PR'FEE		A*	.50
APR 10 72	RECORDED		A*	4.00

* 26.42

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D.L. Bainbridge III, a Notary Public in and for said County and State, the within named William Kimbrough

the 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, Tennessee Tennessee, this 29th day of February, 1972.

W.E. Bainbridge, Notary Public

Commission expires 1/29/73

RECORDER'S [illegible]
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, D.L. Bainbridge III, a Notary Public of the State and County aforesaid, personally appeared Elizabeth M. Jackson-President with whom I am personally acquainted, and who, upon oath, acknowledged her self to be President of the Haywood Realty Co., Tennessee Corp. the within named bargainor, a corporation, and that She as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as President

Witness my hand and seal, at office in Nashville, Tennessee this 29th day of February, 1972

W.E. Bainbridge, Notary Public

Commission expires 1/29/73

NASHVILLE, TENN. OWNER HOME