BOOK 4610 PAGE 725

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Prepared by Kornis Levine, Atty, Stahlman Bldg, Nashville

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM Jack J Cohen et al

TO James Andrew Adams et ux

For draftsman's use
IDENTIF. REFERENCE

JUN 15 2 21 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Andrew Adams (NAME)	Same (NAME)	92-6
2803 Clare St (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 182
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
JUN 15 2 21 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1295.00

John Nanni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 72.

E. Beeler
Notary Public

MY COMMISSION EXPIRES: Dep. Register

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twelve Hundred and Ninety Five and no/100 ($1295.00) DOLLARS of which $ 50.00 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 their single promissory installment note in the principal amount of $1245.00 payable to the order of Jack J. Cohen and wife, Bessie D. Cohen (½), and John J. Nanni and wife, Marcella D. Nanni (½) as follows: on the 28th of June, 1972 tha amount of $15.75 and a like amount on or before the 28th day of each succeeding month, to be applied first to the payment of interest at the rate of 7% on the principal sum, or so much as shall from time to time remain unpaid, and the balance applied to the payment of principal until the entire amount, both principal and interest has been paid in full.

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,

Jack J. Cohen, Bessie D. Cohen, John J. Nanni, Marcella D. Nanni

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto James Andrew Adams and wife, Katie Mai Adams

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being part of lot No. 10 on the plan of Adam Young, deceased, being part of the Clare-Hadley Place, as of record in book 57, page 81, Register's Office for said County, described as follows: Beginning on the southerly margin of Clare Street at the northeast corner of the property conveyed to James A. Adams and wife by deed from Sam Garfinkle and wife, of record in Book 3534, page 82, said Register Office; thence with Adams' easterly line, southerly 127 feet; thence north 81° 58'38'' east 22.69 feet to the westerly line of the property vested in the State of Tennessee by decree of the Circuit Court of Davidson County, Tennessee, a certified of which is of record in book 4242, page 423, said Register's Office; thence with said line north 10° 31' 42'' west 127 feet to a point in the southerly margin of Clare Street; thence with the southerly margin of Clare Street, south 81° 58' 38'' west 22.95 feet to the beginning.
Being the same property conveyed to John J. Nanni et ux and Jack J Cohen et ux, by deed from Elkin Garfinkle as of record in Book ___ page ___ Register's Office for Davidson County, Tennessee. Lack of direct access to Clare Street or controlled access highway fro the premises in question, easement for slope purposes and other rights as more fully set out in decree in the cause of The State of Tennessee vs. Harold Watkins in th Circuit Court in Davidson County, Tennessee, a certified copy of which is of record in book 4242, page 423, Register's Offie for Davidson County, Tennessee.

This is ~~improved~~ unimproved property, known as 2803 Clare St, Nashville, Tenn.
(House Number) (Street) Address: (City or Town) (Postal Zone)

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

FILE JOHN J. NANNI

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 except 1972 taxes which are assumed by purchasers.

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~~ Morris Levine WILLIAM S. ROBIN 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 $ _____ 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.

FILE JOHN J. NANNI

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 3rd day of June 1972

Marcella D. Nannie — James Andrew Adams
John J. Nannie — Katie Mai Adams
Jack J. Cohen — Bessie D. Cohen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Morris Levine, a Notary Public in and for said County and State, the within named James Andrew Adams, Katie Mai Adams, John J. Nanni et ux Marcella D. Nanni, & Jack J. Cohen etux Bessie D. Cohen 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 Tennessee, this 3 day of June, 1972.

My Commission Expires May 12, 1974

Morris Levine, Notary Public.

Commission expires

JUN 15 72 CONV *1,295.00
JUN 15 72 MORTG *1,245.00
JUN 15 72 S TAX A* 3.38
JUN 15 72 PR FEE A* .50
JUN 15 72 WDEED A* 4.00 * 7.88

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 singing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____.