BOOK 1621 PAGE 489

Installment Deed

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, GROUP NO.
John William Burns	John William Burns, et ux	119-6
(NAME) 84 Elberta Street	(NAME) 84 Elberta Street	59
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Thousand, Five Hundred, Forty and 00/100 ($10,540.00)---------- *Dollars,*

of which One Thousand ($1,000.00)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Nine Thousand, Five Hundred, Forty ($9,540.00)---------- *Dollars,*

John William Burns and wife, Betty Burns

*ha*ve *executed*

executed their one note of even date herewith in the principal sum of Nine Thousand, Five Hundred, Forty ($9,540.00) Dollars. Said note is payable to the order of ELDIE CROSSLIN and wife, MARTHA LOU CROSSLIN, and is payable in monthly installments of Seventy Five ($75.00) Dollars each, beginning on the _____day of_____, 1972, and a like amount on the same day of each succeeding month thereafter until all of said amount is paid in full.

This note bears no interest.

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, ELDIE CROSSLIN and wife, MARTHA LOU CROSSLIN

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN WILLIAM BURNS and wife, BETTY BURNS, their

(successors), heirs and assigns,

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

Three tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: A tract of land in the 6th Civil District of said County, and being a part of the W. C. Miller property, described as follows: Beginning on the northerly margin of Elberta Street, 300 feet east of the easterly margin of Miller Street; thence northwardly 150 feet; thence easterly 50 feet; thence southwardly 150 feet to the northerly margin of Elberta Street; thence with the northerly margin of Elberta Street westwardly 50 feet to the beginning.
Being the same property conveyed to Eldie Crosslin and wife, Martha Lou Crosslin by deed from Luke Evans and wife, Alma Florence Evans, of record in book 1643, page 617, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: A lot or parcel of land in the 6th, formerly the 9th, Civil District of Davidson County, described as follows:
Beginning on the southerly line of the Nannie T. Miller Estate at the northwest corner of the property conveyed to Martha L. Burns by deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,540.00

Subscribed and sworn to before me, this the 24th day of July, 19 72

Eldie Crosslin
Affiant

My commission expires: 2-3-73
(Affix Seal)

Notary Public

from A. W. Jackson and wife, of record in book 1561, page 288, said Register's Office; thence northwardly 43 feet; thence eastwardly 132 feet; thence southwardly 42.9 feet to Burns' northeast corner; thence with her north line westwardly 133.5 feet to the beginning.
Being the same property conveyed to Martha Burns Crosslin by deed from Wesley C. Miller and wife, Allie K. Miller, of record in book 1629, page 269, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: A lot or parcel of land in the 6th, formerly the 9th Civil District of Davidson County, described according to a survey made by Z. J. Wilkinson, Surveyor, June 25, 1946, as follows:
Beginning on the northerly margin of Elberta Street at a point 162 feet east of the northeast corner of Elberta Street and Miller Street; thence northwardly and parallel with Miller Street, 107 feet, more or less, to the southerly line of the Nannie T. Miller Estate; thence with said line, eastwardly 133.5 feet to the northwest corner of the property conveyed to Lacy Hanes Minton by deed from W. C. Miller and wife, of record in book 1334, page 196, Register's Office for said County; thence south 1° 45' west 107.1 feet to the northerly margin of Elberta Street; thence along said Street, westwardly 138 feet to the point of beginning.
Being the same property conveyed to Martha L. Burns by deed from A. W. Jackson and wife, Louise B. Jackson, of record in book 1561, page 288, Register's Office for Davidson County, Tennessee.

JUL 24 72	CONV	10,540.00				
JUL 24 72	MORT'G	*9,540.00				
JUL 24 72	S'TAX		A*	27.30		
JUL 24 72	S'TAX		A*	7.50		
JUL 24 72	PR'FEE		A*	.50		
JUL 24 72	W'DEED		A*	6.00	*	41.30

This is unimproved ( ) improved (X) property, known as 84 Elberta Street, Nashville, Tennessee 37211.
(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 JOHN WILLIAM BURNS and wife, BETTY BURNS, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOHN WILLIAM BURNS and wife, BETTY BURNS, 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 JOHN WILLIAM BURNS and wife, BETTY BURNS, *hereinafter referred to as trustors, hereby transfer and convey unto* William D. Castleman, *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 $ 9,540.00 *, 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 trust 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 24th day of July, 19 72

Eldie Crosslin
Martha Lou Crosslin
John William Burns
Betty Burns

B 6 8 6 5 5

IDENTIF. REFERENCE

JUL 24 3 11 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jneall Watson, a Notary Public in and for said County and State, Eldie Crosslin and wife, Martha Lou Crosslin, and John William Burns and wife, Betty Burns,

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 24th day of July, 19 72.

NOTARY PUBLIC DAVIDSON COUNTY

Jneall Watson
Notary Public

Commission expires 3-3-73