# Installment Deed

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| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hubert F. Clark et ux | SAME | MAP 28 |
| (NAME) Marrowbone Lake Road | (NAME) | PAR 16 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville 37218 Tenn | (STREET ADDRESS) | 140 WP |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* THREE THOUSAND, EIGHT HUNDRED FIFTY AND NO/100----------($3,850.00)----------*Dollars,*

*of which* FOUR HUNDRED FIFTY AND NO/100----------

----------($450.00)----------*Dollars, has been paid in cash,*

*the receipt of which is hereby acknowledged, and for the remainder* THREE THOUSAND, FOUR HUNDRED AND NO/100----------($3,400.00)----------*Dollars,*

Hubert F. Clark and wife, Mary Sue Clark, Grantees, herein, ha*ve* *executed*

their one joint promissory note of even date herewith, payable to the order of E. R. Rutherford and wife, Barbara Rutherford, in One Hundred Forty-Four (144) monthly installments of Thirty-Four and 90/100 Dollars ($34.90), including interest at 7%.

This Instrument prepared by:
**JOHNSON & EDWARDS**
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

*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, E. R. Rutherford and wife, Barbara Rutherford, Grantors, herein

*have this day bargained and sold, and do hereby transfer and convey unto the said* Hubert F. Clark and wife, Mary Sue Clark, Grantees, herein, their *(successors), heirs and assigns,*

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

TRACT NO. I: LAND in the 14th Civil District of Davidson County, Tennessee, being described as Tract No. 1, according to a survey made by S. H. Hutchison, Surveyor, on February 29, 1964, as follows:
BEGINNING at a point in the center of Marrow Bone Lake Road, at M. Gallahers northeast corner, running thence with the center of said road S. 27° E. 100 feet to a point and S. 23° E. 350 feet to a point in the center of said Road, the corner of Tracts Nos. land 2 on said Survey; thence with the line between Tracts 1 and 2, S. 57° W. 160 feet to a tan oak; thence S. 58° W. 236.8 feet to a poplar tree; thence N. 52° W. 181 feet to an iron pin at a 24" beech tree, M. Gallaher's southeast corner; thence on a broken line N. 46° E. 190 feet, N. 24° E. 100 feet, N. 19° E. 220 feet, and N. 27° 30' E. 90 feet, more or less to the beginning, containing 2.85 acres, more or less, including but excluding from this conveyance that portion of the above described premises within the boundaries of Marrow Bone Lake Road.
BEING the same property conveyed E. R. Rutherford, unmarried, by deed of record in Book 4413, Page 281, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,850.00

Affiant

Subscribed and sworn to before me, this the 4th day of August, 1972

Notary Public

My commission expires May 24, 1973
(AFFIX SEAL)

TRACT NO. II: LAND in the 14th Civil District of Davidson County, Tennessee, being described as Tract No. 2, according to a survey made by S. H. Hutchison, Surveyor, on February 29, 1964, as follows: BEGINNING at a poplar tree, the common corner of Tracts Nos. 1 and 2 and running thence N. 58° E. 236.8 feet to a tan oak, and N. 57° E. 160 feet to the center of Marrow Bone Lake Road, the common corner of Tracts 1 and 2; thence with the center of said Road and around a curve in the same, S. 23° 30' E. 260 feet, S. 21° E. 25 feet, S. 15° E. 50 feet, and S. 6° E. 50 feet to a point in the center of said Road, the common corner of Tracts Nos. 2 and 3; thence N. 84° W. 372 feet to a stake with an elm pointer; thence N. 39° 30' W. 151 feet to the beginning, containing 2.28 acres, more or less, including in the description, but excluding from this conveyance, that portion of the above described premises, within the boundaries of Marrow Creek Road.

BEING the same property conveyed E. R. Rutherford, unmarried, by deed of record in Book 4413, Page 277, Register's Office Davidson County, Tennessee.

| | | | | | | |
|---|---|---|---|---|---|---|
| AUG-72 | CONV | *3,850.00 | | | | |
| AUG-72 | MORT'G | *3,400.00 | | | | |
| AUG-72 | S'TAX | | A* | 9.88 | | |
| AUG-72 | S'TAX | | A* | 1.40 | | |
| AUG-72 | PR'FEE | | A* | .50 | | |
| AUG-72 | W'DEED | | A* | 6.00 | * | 17.78 |

This is unimproved (X) improved ( ) property, known as ..... Marrowbone Lake Road, Nashville
(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* Grantees, their *(successors), heirs and assigns forever.* Grantors *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.*

Grantors *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, 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* Grantees, *hereinafter referred to as trustors, hereby transfer and convey unto* L. Kenneth Johnson, *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 $* actual value *, 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 expend any sum to prove the above indebtedness, all the costs and*

*...costs of such appearance in said 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.*

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*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* 4th *day of* August, *19*72.

E. R. Rutherford
E. R. Rutherford

Barbara Rutherford
Barbara Rutherford

Hubert F. Clark
Hubert F. Clark

Mary Sue Clark
Mary Sue Clark

B 7047 6

IDENTIF. REFERENCE

AUG 7 3 34 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* E. R. Rutherford and wife, Barbara Rutherford, and Hubert E. Clark and wife, Mary Sue Clark,

*the within named bargainor*s, *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* 4th *day of* August, *19*72.

Thomas C Jones
*Notary Public*

*Commission expires* May 21-1973