This Instrument Was Prepared By

Installment Deed

Dewey W. Pedigo (MKS)
Of The Law Firm Pedigo & Saindon
Stahlman Building, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
Robert L. Hooper et ux.	SAME	118-4
(NAME) 2236 Winford Ave.	(NAME) BOOK 4637 PAGE 457	162
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tennessee 37211	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five Thousand and No/100---------- ----------($5,000.00)----------*Dollars,*

of which One Thousand and No/100---------- ----------($1,000.00)----------*Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Four Thousand and No/100----- ----------($4,000.00)----------*Dollars,*

Robert L. Hooper and wife, Josephine Hooper *have executed*

one note for the principal amount of $4,000.00 of even date payable to the order of Duncan J. McDonald and wife, Willow Bell McDonald, in 61 monthly installments as follows: the first five monthly installments for $50.00 each plus interest at 8% per annum, the 6th installment for $1,000.00 plus interest at 8% per annum, and on the seventh month and each month thereafter an installment in the amount of $50.00 each plus interest at 8% per annum, with the first installment falling due on the 12th day of October, 1972 and one on the 12th day of each month thereafter until paid in full,

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,

Duncan J. McDonald and wife, Willow Bell McDonald

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert L. Hooper and wife, Josephine Hooper, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Two tracts of land as follows:

TRACT NO. 1:
Being Lots 1 and 2 on the plan of The Rosedale Subdivision, as of record in Book number 547, page 45, Register's Office for Davidson County, Tennessee.
Said lot 1 fronts 57 feet on the easterly side of Winford Avenue, and runs back on the south line with a stone wall 289 feet, and on the north line 284.1 feet to a dead line, and shows 41.55 feet on said dead line.
Said lot number 2, fronts 50 feet on the easterly side of Winford Avenue and runs back on the south line 284.1 feet and on the north line 281.2 feet to a dead line and shows 49.75 feet on said dead line.

Being the same property conveyed to Duncan J. McDonald, by deed from Leo T. Fayette, of record in Book 3100, page 147, Register's Office for Davidson County, Tennessee (Tract I)

TRACT NO. 2:
Land in Davidson County, Tennessee described as follows:
Being part of lot No. 229 on the Plan of Grandview Heights, as of record in book 161, pages 14 and 15, Register's Office for said County.
Said part of lot No. 229 is described as follows:

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 12th day of Sept. 1972

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

Beginning on the westerly margin of Cruzen Street at the northeast corner of lot No. 229; thence with the North line of said lot westwardly 53 feet to a point; thence eastwardly 58 feet to the westerly margin of Cruzen Street; thence with the westerly margin of said Street northwardly 14 feet to the point of beginning.

Being part of the real property conveyed to Duncan McDonald, by deed from Laura J. Coleman, of record in Book 3104, page 33, Register's Office for Davidson County, Tennessee. (Tract II)

Included in Tract No. 1 of the above described property is that portion of said Lot No. 1 of the Rosedale Subdivision lying within the 50-foot street which runs from Winford Avenue to Cruzen Street.

The herein named Duncan J. McDonald and Duncan McDonald are one and the same person.

SEP 14 72	CONV	*5,000.00				
SEP 14 72	MORT'G	*4,000.00				
SEP 14 72	S'TAX		A*	13.00		
SEP 14 72	S'TAX		A*	2.00		
SEP 14 72	PR'FEE		A*	.50		
SEP 14 72	W'DEED		A*	6.00	*	21.50

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, state, title and interest thereto belonging, to the said Robert L. Hooper and wife, Josephine Hooper, 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* Robert L. Hooper and wife, Josephine Hooper, 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 Robert L. Hooper and wife, Josephine Hooper *hereinafter referred to as trustors, hereby transfer and convey unto* L. R. Grimes, 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 $....., 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 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 12th *day of* September, *19*72

B 7.5888

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IDENTIF. REFERENCE

SEP 14 9 20 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Duncan J. McDonald
Duncan J. McDonald

Willow Bell McDonald
Willow Bell McDonald

Robert L. Hooper
Robert L. Hooper

Josephine Hooper
Josephine Hooper

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey, *a Notary Public in and for said County and State,* Duncan J. McDonald and wife, Willow Bell McDonald and Robert L. Hooper and wife, Josephine Hooper

*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* 12th *day of* September, *19*72

Mary Enaey *Notary Public*

Commission expires 4/25/76