BOOK 4661 PAGE 676

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter G. Knestrick	Walter Knestrick	
(NAME:)	(NAME:)	119-9
507 Heather Place	507 Heather Place	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	191 pt
Nashville, Tennessee 37204	Nashville, Tennessee 37204	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail to=

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand and no/100---------- ($18,000.00)----------*Dollars,*
of which Three Thousand, Six Hundred and no/100---------- ($3,600.00)----------*Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder Fourteen Thousand, Four Hundred and no/100--------($14,400.00)----------*Dollars,*
Walter G. Knestrick
has executed
his note of even date, payable to the grantor in monthly installments of $170.94, including principal and interest at the rate of 7-1/2% per annum with the first payment becoming due and payable on the 1st day of January, 1973.

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, Edna Frances Simpson
have this day bargained and sold, and do hereby transfer and convey unto the said Walter G. Knestrick
his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 22 and the southerly 37 feet of Lot 21 on the Map of Parkway Subdivision as of record in Book 974, page 62, Register's Office for said County, described as follows:
Said lot and part of said lot adjoin and front together 87 feet on the easterly side of Foster Avenue, formerly Akin Avenue, as now widened and located and run back between lines 162 feet more or less on the south line of Lot No. 22 and 167.1 feet more or less on the north line of said part of Lot No. 21 to a dead line in the rear measuring 87 feet thereon.
Being the same property conveyed to Edna Frances Simpson, by deed from H. Philip Sadler, Trustee, as of record in Book 4207, page 460, said Register's Office.

Prepared and approved by
Grissim and Short
by

DEC-5-72	CONV	18,000.00		
DEC-5-72	MORT'G	14,400.00		
DEC-5-72	S'TAX		A*	46.80
DEC-5-72	S'TAX		A*	12.40
DEC-5-72	PR'FEE		A*	.50
DEC-5-72	DEED		A*	4.00 * 63.70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,000.00

Subscribed and sworn to before me, this the 5th day of December 19 72

Affiant

My commission expires:

(Affix Seal)

Notary Public Dep Register

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, estate, title and interest thereto belonging, to the said
Walter G. Knestrick
his *(successors), heirs and assigns forever.* I *covenant that* I am *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 for 1972 taxes which are assumed.
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Walter G. Knestrick
his *(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 Walter G. Knestrick
hereinafter referred to as trustors, hereby transfer and convey unto Hunter Short *Trustee, his successor 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 Registers 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.

Witness our hand s this 1st day of December, 19 72, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Edna Frances Simpson

Walter G. Knestrick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bernard Paul Vollmer, a Notary Public in and for said County and State, Davidson County, Tennessee Walter G. Knestrick

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 1st day of December, 19 72

Bernard Paul Vollmer Notary Public

Commission expires June 8, 1975

FLA.
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }
ORANGE

X Before me, D. Henry Wells, a Notary Public of the State and County aforesaid, personally appeared EDNA FRANCES SIMPSON, with whom I am personally acquainted, and who, upon oath, acknowledged ~~to~~ be the person 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 signing the name of the corporation by~~ herself as an individual

Witness my hand and seal, at office in Orlando, Fla. this 28th day of Nov., 19 72

D. Henry Wells Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
My commission expires MAR. 29, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

INSTALLMENT DEED

FROM Edna Frances Simpson

TO Walter G. Knestrick

886491

IDENTIF. REFERENCE

Dec 5 10 15 AM '72

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE