BOOK 4693 PAGE 72

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

S. K. Grayson et ux

TO

Zetella L, Keene

For draftsman's use

This instrument prepared by
James A. Carney, Atty.
731 Stahlman Building
Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zetella L. Keene (NAME)	First Federal Savings & Loan Assn. (NAME)	Map 106-13
329 Sadler Court (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par 167
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	6DA 16009

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 28 3 44 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C00129

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$8,380.00 — Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 1973

Notary Public

MY COMMISSION EXPIRES: 1-24-77

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Eight Thousand Three Hundred Eighty One ---------- **DOLLARS**

of which $ 1.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed her one promissory note of even date herewith in the principal sum of $8,380.00, payable to the order of S. K. Grayson and wife, Frances E. Grayson, bearing interest at the rate of 8% per annum, payable in monthly installments of $75.00 each, including both principal and interest, the first monthly installment falling due on April 7, 1973, and continuing in a like sum monthly until fully paid. A late charge in the sum of 5% of the monthly sums due shall be charged and paid when payments are not made by due date. Grantee or assigns shall be required to pay to grantor or assigns an additional sum each month equal to 1/12th of the annual realty tax and annual hazard insurance premium.

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,

S. K. Grayson and wife, Frances E. Grayson

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Zetella L. Keene , an unmarried person

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tennessee, being a certain lot of land in the 6th Civil District of said County, being Lot No. 5 in the resubdivision of Part of Sadler Place, Section 9, as of record in Book 2083, page 77, Register's Office for said County.

Beginning in the south line of Sadler Court in the northeast corner of Lot No. 4 of said resubdivision, thence south 75 degrees 51 minutes east along the said south line of Sadler Court 68.0 feet to the northwest corner of Lot No. 6 of said resubdivision thence in a southerly direction with the west line of said Lot No. 6 of said resubdivision 113.1 feet to the northwest right of way line of the N.C. & St. L. Railway's Radnor Yard connection main tract, which right of way line lies northwest of, parallel with and 50 feet distant from the center line of said tract; thence in a southwesterly direction along the said Railway's right of way line, 86.7 feet to the southeast corner of said Lot No. 4 of said resubdivision thence in a northerly direction with the boundary between Lots Nos. 4 and 5 of said resubdivision, 165.8 feet to the point of beginning.

Being the same property conveyed to S. K. Grayson and wife, Frances E. Grayson by Substitute's Trustee's Deed from James A. Carney, Substitute Trustee, as of record in Book 4690, page 735, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Deed of Trust, Book 2372, p. 69, R.O.D.C., Tenn., not assumed by grantee which grantors agree to pay in accordance with terms thereof. Grantors subordinate the lien secured by this instrument to the indebtedness hereinabove referred to.

This is unimproved ( ) improved (X) property, known as 329 (House Number) Sadler Court (Street) P. O. Address: Nashville, Tenn. (City or Town) (Postal Zone)

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.

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 E. A. Carney 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 $ Ins. Int. 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.

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 27th day of March 1973.

Zetella L. Keene
Zetella L. Keene

S. K. Grayson
S. K. Grayson

Frances E. Grayson
Frances E. Grayson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named S. K Grayson and wife, Frances E. Grayson and Zetella L. Keene 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 27th day of March, 1973.

James R Carney, Notary Public.

Commission expires 1-29-77.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

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 signing the name of the corporation by ..... self as .....

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

.....
Notary Public.

Commission expires .....

MAR28 CONV $8,380.00
MAR28 MORTG $8,380.00
MAR28 STAX A* 21.84
MAR28 MTAX A* 6.40
MAR28 PRFEE A* .50
MAR28 W'DEED A* 4.00 * 32.74