BOOK 4738 PAGE 13

FORM 1002 **INSTALLMENT DEED**

Previously Owned by Oliver H. Dale 3124 Dobbs Ave Nash 37207

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Griffin Norris & wife	Oma B. Norris	Map 72-13
(NAME) 1214 Laurent Ave.	Fidelity Federal S &L (NAME) 3rd Ave North	Par. 355
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS) Nashville Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of EIGHTY FIVE HUNDRED AND NO/100 ($8,500.00) **DOLLARS**

of which $400.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

Agrees to pay an additional $8,100.00 in installments with interest at 8% per annum of $105.00 on principal and interest each month beginning September 5, 1973. Said principal on above shall bear interest from August 1, 1973 and each payment shall first be applied to interest and the balance to reducing the principal balance. Grantee also agrees to pay an additional $20.00 per month to be used as escrowe to pay taxes and insurance, which will be credited to the note and charged back only when payment is made in behalf of the Grantee,

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,

OLIVER H. DALE AND WIFE, CLAUDINE M. DALE

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

LEONARD GRIFFIN NORRIS AND WIFE, OMA B. NORRIS

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the southerly 25 feet of Lot No. 26 and the norhterly 25 feet of Lot No. 27 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore Property, as of record in Book 843, page 79, Register's Office for said County. Said parts of Lots No. 26 and 27 front together 50 feet on the westerly side of Laurent, formerly Kline, Street and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Oliver H. Dale and wife Claudine M Dale by deed from Harry E. McAdams and wife Patricia Downey McAdams of record in Book 4166, Page 472 Register Office of Davidson County Tennessee. Said property is conveyed subject to restrictions of record in Book 986, page 449, filed for record January 24, 1936, which apply to Lot 26, and which apply to Lot 27; to which reference is hereby made. According to a survey made by Lewis D. Justice, Surveyor, June 12, 1950, there appears to be a fence which encroaches upon the northeasterly part of location of the northern boundry line is excepted.

This is unimproved / improved property, known as 1214 Laurent St (House Number) (Street) Nashville Tenn. (P. O. Address: City or Town) 37206 (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 Lucien Dale 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 $A,000.00 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 7th day of August 19 73

Leonard Griffin Norris — Oma B. Norris

Oliver H. Dale — Claudine M. Dale

Leonard Griffin Norris

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $8500.00. Affiant Oliver H. Dale

Subscribed and sworn to before me this 16th day of August 1973

Deputy Register J. Head

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Martha Shapard, a Notary Public in and for said County and State the within named Leonard Griffin Norris, Oma B. Norris, Oliver H. Dale, Claudine M. Dale the 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, Tn. this 7th day of August 1973

Commission Expires 5/1/74 Martha Shapard Notary Public

STATE OF _____
_____ County

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

AUG 16 CONV *8,500.00
AUG 16 MORT'G *8,100.00
AUG 16 S TAX
AUG 16 S TAX
AUG 16 PB FEE
AUG 16 W DEED

A* 22.10
A* 6.10
A* .50
A* 3.00
A* 32.70

INSTALLMENT DEED

FROM Oliver H. Dale and wife,

Claudine M. Dale

TO Leonard G. Norris and wife,

Oma B. Norris

Attorneys Title Company

Title Guaranteed

NASHVILLE, TENN.

C 19929

IDENTIF. REFERENCE

AUG 16 1 13 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.