Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob Young Construction Co. (NAME:)	Same (NAME:)	25W-3775
3904 Hillsboro Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash - Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-five Thousand and 00/100 (25,000.00)---------- *Dollars, of which* Ten Thousand and 00/100 (10,000.00)---------- ---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* of Fifteen Thousand and 00/100 (15,000.00)---------- *Dollars,* Edward J. Morgan and Robert E. Young, partners, doing business as Bob Young Construction Co., *have* executed their note of even date herewith, payable on or before June 1, 1974, with interest at the rate of 7 per cent per annum. It is agreed that this obligation and this trust conveyance shall be subordinate to a trust instrument, or trust instruments, securing a loan made by the Grantees for the purpose of erecting permanent improvements on the hereinafter described parcel of land;

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, I, MARY KUHNI HOLZAPFEL, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said EDWARD J. MORGAN and ROBERT E. YOUNG, partners, doing business as Bob Young Construction Co., their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

TRACT I:
Being the westerly 50 feet of Lot No. 100 on the Plan of West End Annex, the plan of which is of record in Book 332, page 61 said Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of Seventh Avenue, and extends back between parallel lines 291.4 feet, more or less.

Being the same property conveyed to Mamie L. Holzapfel, as surviving widow of Fred E. Holzapfel, by deed from J. A. Whitworth and Executor of the estate of M. C. Whitworth, of record in Book 581, page 436, said Register's Office.

TRACT II:
Being the easterly fifty (50) feet of Lot numbered 100 and the westerly fifty (50) feet of lot numbered 101 on the Plan of West End Annex, as of record in Book 332, page 61, said Register's Office. Said parts of said lots adjoin and front together 100 feet on the north side of Seventh Avenue and extends back northwardly between lines 238.9 feet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for the transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of August, 1973

Notary Public

My commission expires: November 13, 1973
(Affix Seal)

more or less, on the easterly margin and 265 feet, more or less, on the westerly margin to an alley, showing 128-1/3 feet, more or less, on said alley.

Being the same property conveyed to Mayme Holzapfel, surviving widow, by deed of record in Book 499, page 173, from Bransford Realty Company, said Register's Office; and as devisee under the will of Fred E. Holzapfel, Probated July 16, 1973, and recorded in Will Book 107, page 497, Probate Court for Davidson County, Tennessee; the said Mamie L. Holzapfel, Mayme Holzapfel, Mary K. Holzapfel, and Mary Kuhni Holzapfel, being one and the same person.

SEP-5[illegible]	CONV	25,000.00			
SEP-5[illegible]	MORT'G	15,000.00			
SEP-5[illegible]	S'TAX		A*	65.00	
SEP-5[illegible]	S'TAX		A*	13.00	
SEP-5[illegible]	PR'FEE		A*	.50	
SEP-5[illegible]	W'DEED		A*	6.00	* 84.50

This is unimproved ( ) improved ( ) property, known as 4016 Utah Avenue, Nashville, Tennessee
(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 Edward J. Morgan and Robert E. Young, partners, d/b/a Bob Young Construction Co., their *(successors), heirs and assigns forever. covenant that lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* Taxes for 1973 to be pro rated and assumed by Grantees.

I *further covenant and bind* myself, my *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 Edward J. Morgan and Robert E. Young, partners, doing business as Bob Young Construction Co., *hereinafter referred to as trustors, hereby transfer and convey unto* O. B. Hofstetter, 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 $insurable 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 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.

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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 31st *day of* August, 19 73

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

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IDENTIF. REFERENCE

Sep 5 10 14 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mary Kuhni Holzapfel

Edward J. Morgan

Robert E. Young

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eunice Miller, *a Notary Public in and for said County and State,* Mary Kuhni Holzapfel, Edward J. Morgan and Robert E. Young,

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* 31st *day of* August, *19* 73

Eunice Miller *Notary Public*

Commission expires 11-13-73