Installment Deed

BOOK 4719 PAGE 192

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. J.L. Akin (NAME)	same (NAME)	92-16
1403 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	122 part
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail to.

FOR AND IN CONSIDERATION of the sum of FIFTY-TWO THOUSAND ($52,000.00) DOLLARS ---------- *Dollars,*

of which Twenty-Thousand Dollars ($20,000.00) ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Thirty-two Thousand and no/100 ($32,000.00) ------ *Dollars,*

JOHN L. AKIN and wife, SUE AKIN ---------- *have executed* their promissory note payable to the order of Joseph W. Toney and Bernard J. Toney, individually & as trustees u/w Margaret Mazza Petrucelli, in equal monthly installments of Three Hundred Seventy-nine and 85/100 ($379.85) (including interest at the rate of seven and one-half (7-1/2) per cent per annum) the first installment being payable on the 12th day of October , 1973, and an installment of like amount on the corresponding day of each of the next succeeding one hundred nineteen (119) months until all are paid,

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, Joseph W. Toney and Bernard J. Toney individually and as trustees u/w Margaret Mazza Petrucelli *have this day bargained and sold, and do hereby transfer and convey unto the said* JOHN L. AKIN and wife, SUE AKIN, their ---------- *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being a part of lot No. 146 in Boyd's Home Tract, as per plan of record in Book No. 21, page 39, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at the northeast corner of Broad Street and Lyle Avenue; thence easterly with the northerly margin of said Broad Street, 62-1/2 feet to a point; thence northerly parallel with Lyle Avenue 100 feet 9 inches to a point 44 feet south of the northeast corner of a tract of land as conveyed in deed of record in Book No. 664, page 671, Register's Office for said County; thence at right angles westerly 60 feet to the easterly margin of Lyle Avenue at a point 31 feet and 5 inches south of the south east corner of Lyle Avenue and an alley; thence southerly with the eastern margin of said Lyle Avenue, 119 feet to the beginning.

Said property was devised to Joseph W. Toney and Bernard J. Toney, by will of Margaret Mazza Petrucelli, of record in Will Book 98, page 218, Probate Court of said County.

Together with an easement as more fully described in grant from C. D. Loveless to Antonio Petrucelli of record in Book 649, page 541, said Register's Office

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me this the 17th day of

Affiant

My commission expires

Notary Public

unimproved ( )
This is improved (X) property, known as 1908 Broadway, 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 JOHN L. AKIN and wife, SUE AKIN, 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.,* except for 1973 taxes which have been prorated and assumed by the grantees, and restrictive covenants of record in Book 328, page 572.

We *further covenant and bind* ourselves, our---------- *heirs and representatives, to warrant and forever defend the title to said real estate to said* John L. Akin and wife, Sue Akin, 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 John L. Akin and wife, Sue Akin ---------- *hereinafter referred to as trustors, hereby transfer and convey unto* Fitzgerald Parker, *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 $ 32,000.00 *, 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.*

*or the balance of the secured debt whichever is lesser.

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* 73

Joseph W. Toney

Bernard J. Toney, individually and as Trustees u/w/o Margaret Mazza Petrucelli

John L. Akin

Sue Akin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henrietta Ward, *a Notary Public in and for said County and State,* Joseph W. Toney, Bernard J. Toney, John L. Akin and Sue Akin, his wife

*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* 73

Henrietta Ward *Notary Public*

Commission expires 2/3/74

STATE OF Penna.
COUNTY OF Cumberland

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Personally appeared before me, Jeffrey P. Fogelsanger, *a Notary Public in and for said County and State,* Bernard J. Toney

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at
this 12th *day of* SEPT., *19* 73

Jeffrey P. Fogelsanger *Notary Public*

Commission expires

JEFFREY P. FOGELSANGER, Notary Public
Shippensburg, Cumberland Co., Pa.
My Commission Expires 11-10-73

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.....

SEP 24 73 CONV 52,000.00
SEP 24 73 MORT'G 32,000.00
SEP 24 73 S'TAX A* 135.20
SEP 24 73 S'TAX A* 30.00
SEP 24 73 PR'FEE A* .50
SEP 24 73 W'DEED A* 8.00 * 173.70

INSTALLMENT DEED

FROM

Bernard J. Toney and Joseph W. Toney

TO

John L. Akin and wife Sue Akin

C 2 5 0 8 1

IDENTIFICATION REFERENCE

SEP 24 2 46 PM '73

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE