THIS INSTRUMENT PREPARED BY:
James L. Smith, Attorney
142 North Main Street
Goodlettsville, TN 37072

Installment Deed

BOOK 4755 PAGE 59

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Bedding Co., Inc.	SAME	
(NAME):	(NAME):	
810 - 8th Ave N.		60-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn		40 Pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND AND NO/100 ($10,000.00)---

---*Dollars,*

of which TWO THOUSAND FIVE HUNDRED AND NO/100 ($2,500.00)----------

---*Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder SEVEN THOUSAND FIVE HUNDRED

AND NO/100 ($7,500.00)----------*Dollars,*

we, Nashville Bedding Co., Inc. *have executed* one promissory note of even date herewith payable to Moncrief Properties, Inc., in monthly installments of $150.29 each, including principal and interest at the rate of 7 1/2% per annum. In the event that the principal is paid in full before maturity, there will be no penalty.

This note cannot be transferred or assumed by another party without the written consent of the Mortgagee.

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, Moncrief Properties, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Nashville Bedding Co., Inc.

its *(successors),* ~~heirs~~ *and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being parts of Lots Nos. 59 and 60 on the plan of John J. Rucker's Subdivision of Lot No. 8 and part of lots 7 and 9 of the 2nd plan of Brooklyn, of record in Book 332, page 157, Register's Office for said County described as follows:

Beginning on the southerly margin of Rucker Avenue at the northwest corner of the property conveyed to the State of Tennessee, by deed from Stella L. Russell, of record in Book 4031, page 335, Register's Office for said County; thence with the westerly line of said property south 6° 10' 40" west, 145 feet to the southwest corner of said property; thence westerly 87 feet, more or less to the corner of lots Nos. 60 and 61; thence with the line between said lots northwardly 145 feet to the southerly margin of Rucker Avenue; thence with said Avenue, eastwardly 85 feet, more or less, to the beginning.

Being the same property conveyed to Moncrief Properties, Inc., by deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 4489, page 329, Register's Office for Davidson County, Tennessee.

ROSE MARIE JOHNSON NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10,000.00

Subscribed and sworn to before me, this the 12th day of October, 1973

Affiant

My commission expires: 8-16-77

(Affix Seal)

Notary Public

OCT 12	CONV	10,000.00			
OCT 12	MORT'G	*7,500.00			
OCT 12	S'TAX		A*	26.00	
OCT 12	S'TAX		A*	5.50	
OCT 12	P&FEE		A*	.50	
OCT 12	WDEED		A*	8.00	* 40.00

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

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 Nashville Bedding Co., Inc. *its (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.*

We *further covenant and bind* ourselves, our successors ~~heirs~~ *and representatives, to warrant and forever defend the title to said real estate to said* Nashville Bedding Co., Inc. its *(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 Nashville Bedding Co., Inc. *hereinafter referred to as trustors, hereby transfer and convey unto* James L. Smith *, 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 $ 10,000.00 *, 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.*

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 22th *day of* Sept, 19 73

Norwood Properties, Inc.
W. C. Norwood Jr. Pres.
Nashville Bldg. & Loan
J. Faulkner J. Pres

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rose Marie Johnson, *a Notary Public in and for said County and State* Davidson, Tennessee

E. MARIE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

the within named bargainor, 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* 22nd *day of* October, 1973.

Rose Marie Johnson *Notary Public*

Commission expires 8-16-77

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

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

Witness my hand and official seal at.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ~~XXXXXXXXXXXXXXXXXXXX~~ Joan Durham, *a Notary Public of the State and County aforesaid, personally appeared* W. C. Moncrief, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Moncrief Properties, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and seal, at office in Goodlettsville, Tenn.
this 25th *day of* September, *19* 73

Joan Durham
Notary Public

Commission expires Mar. 22, 1977

JOAN DURHAM NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rose M Johnson, a Notary Public of the State and County aforesaid, personally appeared J. F. Southerland, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Nashville Bedding Co., Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Davidson Tennessee
this 20th day of October, 1973.

Rose Marie Johnson
Notary Public

My Commission Expires: 8-16-77

ROSE MARIE JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM

TO

C 27565

IDENTIF. REFERENCE

OCT 12 10 28 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS