Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Fowlkes et ux	Same	Map 73-1
(NAME:) 4013 Moss Rose Drive	(NAME:)	Par 251
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FORTY-TWO THOUSAND AND NO/100------

----------($42,000.00)----------*Dollars,*

of which ELEVEN THOUSAND AND NO/100 ($11,000.00)----------

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

the receipt of which is hereby acknowledged, and for the remainder THIRTY-ONE THOUSAND AND NO/100

----------($31,000.00)----------*Dollars,*

David S. Fowlkes and wife, Mollie L. Fowlkes, *have executed* two installment deed notes of even date payable to the order of Charles Allen Dorris and wife, Mary Jean Dorris, one note being in the principal amount of $19,000.00 payable on or before 90 days from even date, plus interest at the rate of 8¼% per annum. One note in the principal amount of $12,000.00 payable in 239 monthly installments, the first 238 installments being in the amount of $102.25 each and the 239th and final installment being in the amount of $5.73, said payments including interest at the rate of 8¼% per annum, with the first monthly payment being due and payable on or before November 1, 1973, and on the first day of each succeeding month thereafter a payment is due until the entire amount, both principal and interest, has been paid in full.

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,

we, Charles Allen Dorris and wife, Mary Jean Dorris,

have this day bargained and sold, and do hereby transfer and convey unto the said

David S. Fowlkes and wife, Mollie L. Fowlkes,

their ~~successors~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Moss Rose Heights, Section No. 2, Extended, as of record in Book 1424, page 109, Register's Office for said county, described as follows:

Beginning on the westerly margin of Moss Rose Drive at a point 500 feet, more or less, south of the southerly margin of Claypool Avenue, being the southeast corner of the property conveyed to Hiram O. Kirk and wife by deed from Weakley J. Tune and wife, of record in Book 1578, page 327, Register's Office for said County; thence with said Kirk's southerly line, westwardly 200 feet; thence southwardly 100 feet to the northwest corner of the property conveyed to Wallace Edwin Blizzard and wife by

This Instrument Was Prepared By

Henry W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $42,000.00

Affiant

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

My Commission Expires: Jan 24 1976 (Affix Seal)

Notary Public

deed from Weakley J. Tune and wife, of record in Book 1579, page 218, said Register's Office; thence with said Blizzard's northerly line, eastwardly 200 feet to the westerly margin of Moss Rose Drive; thence with said Drive, northwardly 100 feet to the beginning.

Being the same property conveyed to Charles Allen Dorris and wife, Mary Jean Dorris by deed from E. Benton Wilmore and wife, Virginia G. Wilmore, of record in Book 2484, page 509, Register's Office for Davidson County, Tennessee.

Grantors agree to execute a partial release as to note No. 1 when it is paid in full.

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

OCT 12	CONV	42,000.00			
OCT 12	MORT'G	31,000.00			
OCT 12	S'TAX		A*	109.20	
OCT 12	S'TAX		A*	29.00	
OCT 12	P&'FEE		A*	.50	
OCT 12	W'DEED		A*	6.00	* 144.70

This is (unimproved ( ) improved (X) property, known as 4013 Moss Rose Drive, (House Number) (Street) Nashville, (P. O. Address:) Tenn 37216 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said David S. Fowlkes and wife, Mollie L. Fowlkes, their XXXXXXXXX *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 said real estate to said* David S. Fowlkes and wife, Mollie L. Fowlkes, their XXXXXXXXX, *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 David S. Fowlkes and wife, Mollie L. Fowlkes, *hereinafter referred to as trustors, hereby transfer and convey unto* Dewey W. Pedigo, *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 $....., 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 12th *day of* October, *19* 73.

C 27605

IDENTIF. REFERENCE

Oct 12 3 02 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Charles Allen Dorris

Mary Jean Dorris

David S. Fowlkes

Mollie L. Fowlkes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Charles Allen Dorris and wife, Mary Jean Dorris, and David S. Fowlkes and wife, Mollie L. Fowlkes, *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* October, *1973.*

Commission expires Jan 24, 1976 [illegible] *Notary Public*