This instrument prepared by
John L. Draper, Vice-President
of the Grantor.

# Installment Deed

BOOK 4768 PAGE 575

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| W. F. Steele Sr. | W. F. Steele Sr. | 18-11 18 |
| Ida Mae Steele (NAME) | (NAME) | |
| 507 Utley Drive (STREET ADDRESS OR ROUTE NUMBER) | 507 Utley Drive (STREET ADDRESS) | GO-12277 |
| Goodlettsville Tenn (CITY) 37072 (P. O. ZONE) (STATE) | Goodlettsville 37072 Tenn. (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Twenty-one Thousand Five Hundred and no/100 ($21,500.00) - - - - - - - - - - - - - - - - - - - - - - *Dollars,*

*of which* Five Hundred and no/100 ($500.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *Dollars, has been paid in cash,*

*the receipt of which is hereby acknowledged, and for the remainder* of Twenty-one Thousand and no/100 ($21,000.00) - - - - - - - - - - - - - - - - - - - - - - - - - - *Dollars,*

William Fentress Steele, Sr., and wife, Ida Mae Steele - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - have *executed* two joint promissory notes of even date herewith, both payable to the order of Goodlettsville Development Company, Inc., the first of which is in the sum of Nineteen Thousand Six Hundred and no/100 ($19,600.00) Dollars which note is payable at the rate of $150.00 each month, beginning August 12, 1966, and monthly thereafter, which payment includes both principal and interest; and the second note in the sum of Fourteen Hundred and no/100 ($1,400.00) Dollars, payable at the rate of $15.00 per month beginning on August 12, 1966, and monthly thereafter, which payment includes both principal and interest; both of which notes bear interest at 6% from date, and are equally a lien against the hereinafter described property,

*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, Goodlettsville Development Company, Inc., a Tennessee corporation, - - - - - - - - - - - - - - - - - -

*have this day bargained and sold, and do hereby transfer and convey unto the said* William Fentress Steele, Sr., and wife, Ida Mae Steele, their - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *(successors), heirs and assigns,*

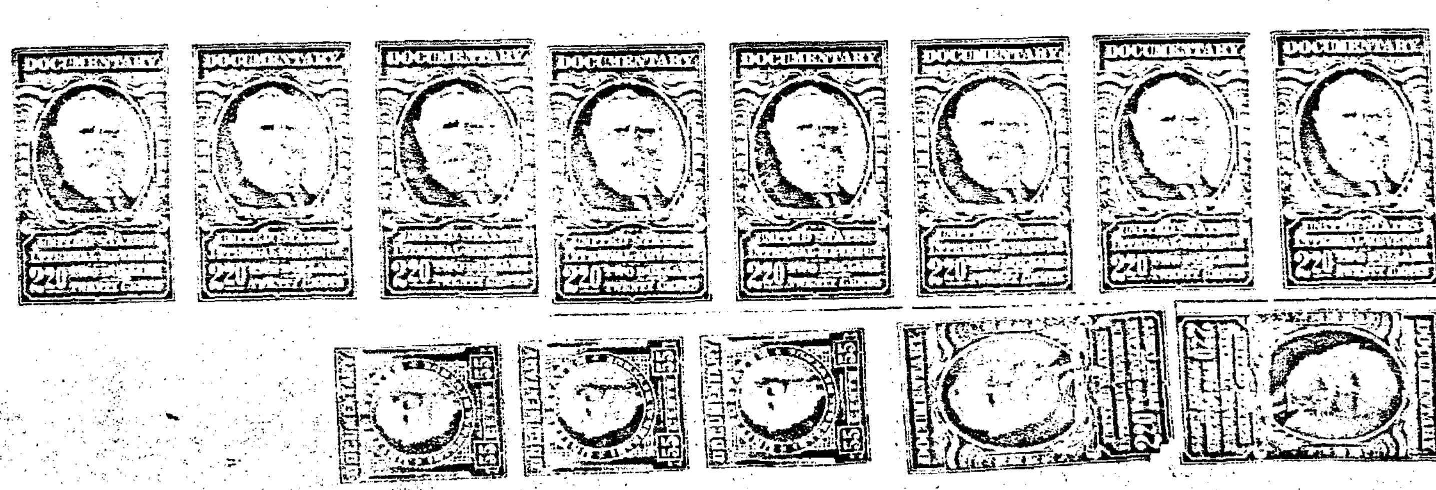
*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 34 in the Plan of Connell Estates, Section 2, a plat of which is of record in Book 2900, page 130, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the restrictive covenants of record in Book 3180, page 73, said Register's Office.

This is part of the same property conveyed to Goodlettsville Development Company by deed of record in Book 3252, page 219, R. O. D. C., Tennessee.

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



I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $21,500.00. Affiant William F Steele, Sr.

Subscribed and sworn to before me this 30th day of November 19 23

Deputy Register M. M. Williams

This is improved ( ) unimproved ( ) 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* William Fentress Steele, Sr., and wife, Ida Mae Steele, 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.*

We *further covenant and bind* ourselves, our successors and assigns, *to warrant and forever defend the title to said real estate to said* William Fentress Steele, Sr., and wife, Ida Mae Steele, 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* William Fentress Steele, Sr., and wife, Ida Mae Steele _____ *hereinafter referred to as trustors, hereby transfer and convey unto* W. C. Moncrief _____, *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 $* 20,000.00 *, 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.*

*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* 12 *day of* July, *19*66.

GOODLETTSVILLE DEVELOPMENT CO., INC

R C Menorief Pres

H Garrett - Vice-Pres.

William Tentress Steele, Sr.

Ida Mae Steele

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Richard M. Vellon *a Notary Public in and for said County and State,* William Tentress Steele, Sr., and wife, Ida Mae Steele,

*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* Goodlettsville *Tennessee, this* 12 *day of* July, *19*66.

RICHARD M. VELLON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*Commission Expires* Nov 18, 1969

Richard M. Vellon *Notary Public*

STATE OF.....

COUNTY OF.....

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*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,* R. M. Hilton, *a Notary Public of the State and County aforesaid, personally appeared* W. C. Moncrief, Sr. and J. C. Garrett, Sr., *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Vice President *of the* Goodlettsville Development Co., Inc., *the within named bargainor, a corporation, and that* they *as such* president and vice president, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporatoin by* themselves *as* president and vice president.

*Witness my hand and seal, at office in* Goodlettsville, Tenn., *this* 14th *day of* July, *19*66

Richard M. Hilton *Notary Public*

*Commission expires* Nov. 18, 1969

RICHARD M. HILTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| NOV30 73 | CONV | 21,500.00 | | | |
| NOV30 73 | MORT'G | 21,000.00 | | | |
| NOV30 73 | S'TAX | | A* | 55.90 | |
| NOV30 73 | S'TAX | | A* | 19.00 | |
| NOV30 73 | FEE | | A* | .50 | |
| NOV30 73 | W'DEED | | A* | 8.00 | * 83.40 |

507 Ellington Dr.
Goodlettsville, Tenn.
Lot 231

**INSTALLMENT DEED**

FROM GOODLETTSVILLE DEVELOPMENT COMPANY, INC.,

TO WILLIAM PETTRESS STEELE, SR., ET UX.

C 33537

IDENTIF. REFERENCE

Nov 30 9 33 AM '73

FELIX E. MILLER REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Guaranty Title Company**
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE