mail

BOOK 1836 PAGE 628

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. T. Hunter, et ux (NAME)	Same (NAME)	MAP 69
Old Hydes Ferry Pike - Rt. 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 16
Nashville, Tennessee 37218 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Five ThousandNine Hundred and no/100 $5,900.00) ---------- DOLLARS of which $ 10.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed an installment deed of even date herewith payable to the order of J. C. Head in the principal sum of Five Thousand Nine Hundred and No/100 ($5,900.00) Dollars payable in 84 payments of $97.95 per month including both principal and interest at 10%. The first $97.95 installment maturing on the 1st day of August, 1974 and monthly installments of a like amount on the 1st day of each month thereafter until the total principal amount of Five Thousand Nine Hundred $5,900.00) Dollars and interest has been paid.

THIS INSTRUMENT PREPARED BY: JOE M. HAYNES
HAYNES, SMITH & LENAHAN
1601 1/2 Buchanan Street
Nashville, Tennessee 37208

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

J. C. Head and wife, Christine Head,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

J. T. Hunter and wife, Mary Hunter

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being in the 13th, formerly the 23rd, Civil District of said County and State, being part of lot No. 3 on the plan of the lands of Dr. J. H. Jordan, deceased, marked Exhibit "C" as of record in Plan Book 2, Page 75, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, October 13, 1952 as follows: Beginning at a point on the northerly margin of Highway No. 12, formerly the Hydes Ferry Pike, at the interesection of the northerly margin of said Highway and the centr of Heatons Creek; thence with the northerly margin of said Highway, south 85 deg. 11' west 60 feet, south 2 deg. 30' west 5 feet and south 87 deg. 09' west 245 feet; thence north 1 deg. 30' west 93 feet; thence south 86 deg. 50' east 18 feet to the center of Heatons Creek; thence with the center of said Heatons Creek, south 86 deg. 50' east 129 feet, south 66 deg. 50' east 132 feet and south 49 deg. 20' east 74 feet to the beginning, containing 0.51 of an acre, more or less. Being the same property conveyed to J. C. Head by deed from Grover C. Breedlove, Sr. and wife, Annie Mai Breedlove, as of record in Book 4193, Page 425, RODC

This is improved ( ) unimproved (X) property known as ..... (House Number) ..... (Street) ..... (P. O. Address) ..... (City or Town) ..... (Postal Zone)

Old Hydes Ferry Pike, Nashville Tennessee

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We convenant 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 the said real estate to said grantees, their 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto Joe M. Haynes Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby 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 at least the sum of $ full value until the notes herein secured are 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 and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due, and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured thereon, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, 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 notes, or any of said notes then past due and unpaid, all remaining unpaid notes 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 conveyance. We agree that the Trustee, may at any time after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree 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 advise 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 notes 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 the grantees herein, their heirs, 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 20th day of July 19 74

J. C. Head — J. T. Hunter

Christine Head — Mary Hunter

Christine Head — Mary Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of July 19 74

My commission expires 4-30-75 (Affix Seal)

Nancy J Cox
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy J. Cox a Notary Public in and for said County and State, the within named bargainors J. C. Head and wife, Christine Head, J. T. Hunter and wife, Mary Hunter 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 this 20th day of July 19 74

Commission Expires 4-30-75

Nancy J. Cox Notary Public.

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_____

Commission Expires _____

Notary Public

JUL 23 74 CONV $5,900.00
JUL 23 74 MORT'G $5,900.00
JUL 23 74 S'TAX A* 15.34
JUL 23 74 S'TAX A* 3.90
JUL 23 74 PR'FEE A* .50
JUL 23 74 W'DEED A* 4.00 * 23.74

INSTALLMENT DEED

FROM J. C. HEAD, ET UX

TO J. T. HUNTER, ET UX

C 63989

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IDENTIF. REFERENCE

JUL 23 9 01 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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