Prepared by O. B. Hofstetter, Atty
Amer Trust Bldg
Trans Dept

BOOK 4844 PAGE 509

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Garland R. Loftis, et ux	Same	12W-17185
(NAME) 5005 Tennessee Avenue	(NAME)	91-7-137
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00)---------- *Dollars,*

of which ~~XXX~~, *has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* , Grantees assume and agree to pay the unpaid balance of a note in the approximate amount of $5,512.12, ~~XXX~~ *Dollars,* secured by deed of trust of record in Book 4786, page 267, Register's Office for Davidson County, Tennessee. In addition, Grantees have *executed* their promissory note of even date herewith in the amount of $2,300.00, payable in monthly installments of $70.00 each, including principal and interest at the rate of 7% per annum. Said payments as made shall be applied first to interest to date, and balance to principal. First of said installment payments shall be due only after first mortgage above described is paid in full, and monthly thereafter until 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, I, DEMMON J. LOFTIS, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said GARLAND R. LOFTIS and wife, LINDA J. LOFTIS, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 910 and 912 of Block 142 on the Map of West Nashville Plan No. One, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said lots adjoin and front together 50 feet on the south side of Tennessee Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Demmon J. Loftis, by deed of record in Book 3162, page 379, and in Book 4522, page 801, Register's Office for said County.

Taxes for 1974 shall be assumed and paid by Grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 7,812.12

Subscribed and sworn to before me, this the 14th day of August 19 74

Demmon J. Loftis
Affiant

My commission expires: APRIL 11 - 1978 (Affix Seal)

J. H. Wall
Notary Public

This is unimproved ( ) improved (X) property, known as 5005 Tennessee Avenue, Nashville, Tennessee 37209
(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 Garland R. Loftis and wife, Linda J. Loftis, their *(successors), heirs and assigns forever.* I *covenant that* I am *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 as hereinabove set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Garland R. Loftis and wife, Linda J. Loftis, 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 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 we, Garland R. Loftis and wife, Linda J. Loftis, *hereinafter referred to as trustors, hereby transfer and convey unto* O. B. Hofstetter, Jr., *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 or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of $ insurable value *at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable to the trustee, by rider, or policies, to said trustee for the benefit of the secured 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 Registers 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.

Witness hand this 17th *day of* August, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Demmon J. Loftis

Garland R. Loftis

Linda J. Loftis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. H. Watts, Jr., *a Notary Public in and for said County and State,* Demmon J. Loftis, unmarried, Garland R. Loftis and wife Linda J. Loftis

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 Nashville, *Tennessee, this* 17th *day of* August, *19* 74.

J. H. Watts

Notary Public

Commission expires APRIL 7- 1978

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 ....., 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 .....

AUG 19 74 CONV *7,812.12
AUG 19 74 MORT'G *2,300.00
AUG 19 74 S'TAX A* 20.28
AUG 19 74 S'TAX A* .30
AUG 19 74 PR'FEE A* .50
AUG 19 74 W'DEED A* 4.00 * 25.08

Please mail to Garland Loftis
[illegible] Tennesse Ave Nashville
37209

INSTALLMENT DEED

FROM

DEMMON J. LOFTIS

TO

GARLAND R. LOFTIS, ET UX,

C 67579

IDENTIFICATION

AUG 19 9 11 AM '74

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE