BOOK 4858 PAGE 567

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Lee Jackson (NAME)	Same (NAME)	72-14-99
1405 Straightway Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $6950.00
SIX THOUSAND NINE HUNDRED FIFTY AND.....00/100 DOLLARS
of which $ 350.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed their promissory note of even date in the amount of Six Thousand Six Hundred ($6600.00) Dollars, payable in 144 monthly installments of $75.12, including interest at 9%. The note payable to J. F. McClellan, with the first payment due November 5, 1974, and one on the 5th of each successive month until paid in full.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $6,950.00, Affiant [illegible]
Subscribed and sworn to before me this 9th day of Oct 1974
Deputy Register [illegible]

This deed was prepared by Atty. J. F. McClellan, 941 Jefferson Street, Nashville, Tennessee 37208

The GRANTEES, assumes and agrees to pay the 1974 Taxes.

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. We, J. F. McClellan and wife, Dora T. McClellan

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Willie Lee Jackson and wife, Annie Mai Jackson

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

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of H. H. Robinson's Subdivision of Lots Nos. 28 and 29 and part of Lot No. 30 in the Brownsville Addition, as of record in Book 57, page 1, Register's Office for said County, and described as follows: BEGINNING on the Northerly margin of Straightway Avenue, formerly Main Street, at the Southeast corner of the property conveyed to Arie Smith by deed from Lizzie Tompkins, of record in Book 350, page 141, said Register's Office; thence with said Avenue Eastwardly 55 feet to the line between Lots Nos. 11 and 12; thence with said line northwardly 238.5 feet, more or less to the southerly margin of an alley; thence with said alley westwardly 95 feet to the line between Lots Nos. 10 and 11; thence with said line South 159.8 feet to the Northwest corner of said Smith property; thence with said Smith's lot eastwardly 40 feet and Southwardly 80 feet, more or less, to the beginning. Being the same property conveyed to Dora T. McClellan by deed from Ruth Wilson of record in Book 2444, page 147, R. O. D. C. Tennessee

This is improved (X) unimproved ( ) property known as 1405 Striaghtway Avenue (House Number) (Street) Nashville, Tenn (P. O. Address:) (City or Town) (Postal Zone)

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 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 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 M. G. Ferguson 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 $ 6600.00 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 therein, 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 outcery, 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:

Reduction of Size of Document May Affect Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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 5th, day of October 19 74

J. F. McClellon — X Willie Lee Jackson

Dora T. McClellan — X Annie Mae Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 6950.00

T. C. Jones
Affiant

Subscribed and sworn to before me, this the 5th day of October, 19 74

My commission expires May 7-1977 (Affix Seal)

Thomas C Jones
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Thomas Jones, a Notary Public in and for said County and State, the within named J. F. McClellan, Dora T McClellan, Willie Lee Jackson and Annie Mai Jackson the 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 5th day of October, 19 74

Commission Expires May 7-1977

Thomas C Jones
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 himself 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 himself as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____

Commission Expires _____
Notary Public

OCT-9 74 CONV *6,950.00
OCT-9 74 MORT'G *6,600.00
OCT-9 74 S'TAX A* 17.94
OCT-9 74 S'TAX A* 4.60
OCT-9 74 PR'FEE A* .50
OCT-9 74 W'DEED A* 4.00 * 27.04

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENN.

INSTALLMENT DEED

FROM
J. F. McClellan & wife,
Dora T. McClellan

TO
Willie Lee Jackson & wife,
Annie Mai Jackson

C 7 4 1 5 7

IDENTIF. REFERENCE

OCT 9 8 09 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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