Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy York	Same	118-2-225
(NAME:) 2714 Westwood Drive	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Twenty Two Thousand & 00/100 ($22,000.00) Dollars, of which Six Thousand, Five Hundred & 00/100 ($6,500.00) Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Fifteen Thousand, Five Hundred & 00/100 ($15,500.00) Dollars,

Jimmy York has executed his promissory note of even date herewith, bearing interest at 9% per annum and providing for payment of principal and interest in 96 monthly installments of $227.08 each, commencing December 4, 1974, with final payment being due on November 4, 1982,

NOV 11 75 CONV 22,000.00
NOV 11 74 MORT'G 15,500.00
NOV 11 74 S'TAX A* 57.20
NOV 11 74 S'TAX A* 13.50
NOV 11 74 PR'FEE A* .50
NOV 11 74 W'DEED A* 4.00 * 75.20

and providing for payment of attorneys 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 EMILY MARTIN DUNCAN and ROBERT EDWARD MARTIN, JR., have this day bargained and sold, and do hereby transfer and convey unto the said JIMMY YORK, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 69 and the northerly 25 feet of Lot No. 70 in the Plan of George I. Waddey's Subdivision of Westwood, which Plan is of record in Book No. 332, page 99, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 69 and the northerly half of Lot No. 70 front together 75 feet on the easterly side of Seventh Avenue, South, extended, and run back eastwardly between parallel lines 180 feet to an alley in the rear.

Being the same property vested in Emily Martin Duncan and Robert Edward Martin, Jr. as devisees under the Will of Margaret Gillespie Martin of record in Will Book 97, page 121, Probate Court, Davidson County, Tennessee.

This instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 22000.00

Subscribed and sworn to before me, this the 11th day of November 19 74

Affiant: Jimmy York

My commission expires: 3-5-75 (Affix Seal)

Notary Public: Rebecca Thomas

REBECCA THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved ( ) unimproved (X) property, known as 2714 Westwood Drive, Nashville, Tennessee (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 Jimmy York, his 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 Jimmy York, his 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 Jimmy York hereinafter referred to as trustors, hereby transfer and convey unto Henry R. Burkitt, 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 $ 15,500.00, 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.

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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, as 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 our *hand* s *this* 4th *day of* November, *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.*

X Robert Edward Martin Jr.
Robert Edward Martin, Jr.

Emily Martin Duncan
Emily Martin Duncan

Jimmy York
Jimmy York

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rebecca Thomas, *a Notary Public in and for said County and State,* Emily Martin Duncan, and Jimmy York,

*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* 11th *day of* November, *19*74.

Rebecca Thomas *Notary Public*

Commission expires 3-5-75.

X STATE OF ALBAMBA }
COUNTY OF Mobile }

Personally appeared before me, Jane Ann Gates, *a Notary Public in and for said County and State,* Robert Edward Martin, Jr.,

the within named bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Mobile Alabama, *this* 7th *day of* November, *19*74.

My Commission Expires January 22, 1977

Jane Ann Gates *Notary Public*

Commission expires

INSTALLMENT DEED

FROM
ROBERT EDWARD MARTIN, JR.
AND EMILY MARTIN DUNCAN

TO
JIMMY YORK

C77744
C77744

IDENTIF. REFERENCE

Nov 11 1 42 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE