This Instrument Was Prepared By

BOOK 4898 PAGE 785

Installment Deed

Dewey W. Redigo (mc)
Of The Law Firm Phillips & Sandon
Stahlman Building, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, NUMBER:
Alex Sjoblom	SAME	140-29049
(NAME)	(NAME)	
7790 Wilkerson Rd.		9-116
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN. 37080		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Four Thousand and no/100 ---------- ($24,000.00) ---------- *Dollars,*

of which Four Thousand Five Hundred and no/100 ---------- ($4,500.00) ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Nineteen Thousand Five Hundred and no/100 ---------- ($19,500.00) ---------- *Dollars,*

Alex H. Sjoblom and wife, Dolores M. Sjoblom *have executed*
their promissory note of even date herewith for the principal amount of $19,500.00 payable to the order of Thomas W. Abel, without interest, as follows: The principal amount of $1,500.00 to be paid in one lump sum on or before January 1st, 1977, and the principal balance of $18,000.00 to be paid at the rate of $100.00 each month beginning May 1st, 1975 and continuing monthly thereafter for a period of 180 months. It is hereby understood and agreed that in the event Thomas W. Abel dies prior to maturity date of said loan, then upon his death the balance due and unpaid on said loan is cancelled and no further payment required to be made by the grantees herein, and the lien secured herein is to be released of record;

No payment will be considered delinquent and no late charge required if paid within a ninety day period from due date,

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, THOMAS W. ABEL, an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said ALEX H. SJOBLOM and wife, DOLORES M. SJOBLOM, their *(successors), heirs and assigns,*

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

Land in the 14th Civil District of said County and State, described according to a survey by Gary R. Cummings, Surveyor, dated December ____, 1974, as follows:

Beginning at an iron pin in the easterly margin of Wilkinson Road, said point being the southwest corner of the property conveyed to Glen R. Moore, by deed of record in Book 3317, page 473, Register's Office for said County; thence with Moore's south boundary line south 85 degrees 15 minutes east 143.83 feet to an iron pin; thence north 79 degrees 48 minutes east 258.57 feet to an iron pin, Moore's southeast corner; thence with the east boundary line of the said Moore's property North 09 degrees 45 minutes west 448.57 feet to an iron pin, Moore's northeast corner; thence leaving said Moore's property line and running with the southerly boundary line of the property conveyed to Gerald E. Phillips, by deed of record in Book 4226, page 193, said Register's Office, south 85 degrees 42 minutes 16 seconds east 277.19 feet to an iron pin; thence south 00 degrees 19 minutes 10 seconds west 570.57 feet to an iron pin; thence south 53 degrees 06 minutes west 320.83 feet to an iron pin in the northerly margin of Wilkinson Road; thence with same the following courses and distances; north 75 degrees 44 minutes west to an iron pin; north 48 degrees 50 minutes west 154.20 feet to an iron pin; thence north 15 degrees 22 minutes west 167.16 feet to the point of beginning.

MARY ERSEY NOTARY PUBLIC LARGE Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 25th day of March, 19 75

My commission expires: 4/25/76 (Affix Seal)

Notary Public

Being part of the property conveyed to Thomas W. Abel, by deed from Alice Quick, of record in Book 4814, page 148, Register's Office for said County.

unimproved (X)
This is improved ( ) 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 Alex H. Sjoblom and wife, Dolores M. Sjoblom, 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 taxes for 1975 which are assumed by the grantees.

I *further covenant and bind* myself, my ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Alex H. Sjoblom and wife, Dolores M. Sjoblom, 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 Alex H. Sjoblom and wife, Dolores M. Sjoblom, ... *hereinafter referred to as trustors, hereby transfer and convey unto* Dewey W. Pedigo ..... *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 $....., 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.

BOOK 4898 PAGE 787

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 25th *day of* March, *19*75.

C91855

T IDENTIF. REFERENCE

MAR 25 3 03 PM '75

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN.

Thomas W. Abel

Alex H Sjoblom

Dolores M. Sjoblom

MAR25'75	CONV	24,000.00			
MAR25'75	MORT'G	19,500.00			
MAR25'75	S'TAX		A*	62.40	
MAR25'75	S'TAX		A*	17.50	
MAR25'75	PR'FEE		A*	.50	
MAR25'75	W'DEED		A*	6.00	* 86.40

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Neary, *a Notary Public in and for said County and State,* Thomas W. Abel, and Alex H. Sjoblom and wife, Dolores M. Sjoblom,

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* 25th *day of* March, *19*75.

Mary E. Neary, *Notary Public*

NOTARY PUBLIC AT LARGE STATE

Commission expires 4/25/76