Installment Deed

BOOK 4906 PAGE 343

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	187
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10.1
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 ($16,500.00)---------- *Dollars,*

of which FOUR THOUSAND AND NO/100 ($4,000.00)----------

---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder TWELVE THOUSAND FIVE HUNDRED AND NO/100 ($12,500.00)---------- *Dollars,*

Robert Paul McDonald and wife, Anita Larkins McDonald, have *executed* an installment deed note in the principal sum of $12,500.00 payable to the order of Edward Hill and wife, Lillian Hill, in 144 equal monthly installments of $131.91 each, with the first installment due and payable July 15, 1975, and on the same day of each succeeding month a like amount is due and payable until the entire amount, both principal and interest, has been paid in full. Said note bears interest at the rate of 7½% per annum and monthly installments include interest. Said note may be paid in part or in full at any time without penalty. It is agreed by all parties hereto that said indebtedness shall not be assumed by other parties without written approval of holder of this note; and in event said property is sold or conveyed, then at the option of the holder of said indebtedness, the entire indebtedness shall become due and payable.

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,

we, Edward Hill and wife, Lillian Hill,

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert Paul McDonald and wife, Anita Larkins McDonald,

their (HEIRS) *heirs and assigns,*

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

A tract of land situated in the Fifth, formerly Sixth, Civil District of Davidson County, Tennessee, about 14 miles southeast of Nashville on the Burkitt Road, formerly the Frank Hill Road, more particularly described as follows:

Beginning at a point in the center of Burkitt Road, formerly Frank Hill Road, the northeast corner of the tract of 104 acres and 65 poles more or less, conveyed by deed of P. D. Houston and wife, Margaret R. Houston to Horace Smith and wife, Alice T. Smith, of record in Book 1172, page 111, Register's Office for said County, to which deed reference is expressly made for purposes of description, said northeast corner being the northwest corner of the Park H. Reynolds farm at its intersection with Burkitt Road; thence along the east boundary of the said 104 acre and 65 poles

This Instrument Was Prepared By

Phillip Saindon (comp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,500

Subscribed and sworn to before me, this the 18 day of July 1975

Affiant

My commission expires: 8-17-1976

(Affix Seal)

Notary Public

tract of Horace Smith and wife, Alice T. Smith, and the west boundary of the Park H. Reynolds farm, south 3-3/4° west 300 feet to a stake; thence south 59° west 20 feet to a stake; thence in a northerly direction to a point in the center of Burkitt Road, being the northerly boundary of said Smith tract of 104 acres and 65 poles, which point is 250 feet from the point of beginning; thence with the center of said Burkitt Road, the northerly boundary of said 104 acre and 65 pole Smith tract 120 feet to the point of beginning.

Being the same property conveyed to Edward Hill, by deed from Thomas Richard Layne and wife, Betty Layne, of record in Book 4678, page 27, Register's Office for Davidson County, Tennessee.

APR 23 [illegible]	CONV	16,500.00				
APR 23 [illegible]	MORT'G	12,500.00				
APR 23 [illegible]	S'TAX		A*	42.90		
APR 23 [illegible]	S'TAX		A*	10.50		
APR 23 [illegible]	PR'FEE		A*	.50		
APR 23 [illegible]	W'DEED		A*	6.00	*	59.90

unimproved ( )
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 Robert Paul McDonald and wife, Anita Larkins McDonald, their ~~successors~~, *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* Robert Paul McDonald and wife, Anita Larkins McDonald, 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 Robert Paul McDonald and wife, Anita Larkins McDonald, *hereinafter referred to as trustors, hereby transfer and convey unto* Phillip Saindon, *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.

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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 18 *day of* April, *19* 75.

C95267

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IDENTIF REFERENCE

APR 23 8 30 AM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

× Robert P. McDonald

× Anita Larkins McDonald

× Edward Hill

× Lillian Hill

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W B. Thompson, *a Notary Public in and for said County and State,* Edward Hill and wife, Lillian Hill, and Robert Paul McDonald and wife, Anita Larkins McDonald, *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* 18 *day of* April, *19* 75.

THOMPSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

W B Thompson *Notary Public*

Commission expires 8-17-76