This instrument was prepared by James A. Kennedy, Attorney-at-Law,
320 Gallatin Rd. Madison, Tennessee

# Installment Deed

BOOK 4933 PAGE 843

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 3/115

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kenneth Allen Jenkins, et ux (NAME) | Kenneth Allen Jenkins, et ux (NAME) | LW04550 |
| 3207 Lakeshore Drive (STREET ADDRESS OR ROUTE NUMBER) | 3207 Lakeshore Drive (STREET ADDRESS) | Map 54-9 |
| Old Hickory, Tennessee 37138 (CITY) (P. O. ZONE) (STATE) | Old Hickory, Tennessee 37138 (CITY) (ZONE) (STATE) | Parcel 10 |

*FOR AND IN CONSIDERATION of the sum of* Sixty Thousand and No/100 ($60,000.00) *Dollars,*

*of which* Eleven Thousand and No/100 ($11,000.00) *Dollars, has been paid in cash,*

*the receipt of which is hereby acknowledged, and for the remainder* Forty-Nine Thousand and No/100 ($49,000.00) *Dollars,*

the grantees hereinafter named *have executed*

their two joint promissory notes of even date herewith; the first being in the principal amount of $15,000.00, payable to the order of the grantor hereinafter named on or before 60 days from date and bearing no interest; and the second being in the principal amount of $34,000.00, payable to said grantor in annual installments of $3,400.00 each, plus interest at the rate of 8% per annum which is payable semi-annually on the unpaid balance, all according to the terms and provisions set out therein,

*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, Joseph Lewis Davies, unmarried, herein called the grantor,

*have this day bargained and sold, and do hereby transfer and convey unto* Kenneth Allen Jenkins and wife, Brenda Jean Jenkins, herein called the grantees, their heirs *and assigns,*

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

Being in the City of Lakewood, in the 4th Civil District of said County, and being the southerly portion of the westerly 100 feet of Lot No. 8 on the Plan of the Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, known as DuPontonia, as of record in Book 843, page 56, Register's Office for said County, being described as follows:

Beginning at a point in the center of Pitts Avenue, 2636.7 feet east from 32nd Street, as measured along the center of Pitts Avenue, said point being also the common front corner of Lots Nos. 7 and 8 of said subdivision; thence with the line between said two lots, north 1° 41' east, 432 feet, more or less, to the southwest corner of the property conveyed to the United States of America, by deed from Julian A. Ramsey and wife, of record in Book 2196, page 310, said Register's Office; thence with the southerly line of the United States of America property, south 70° 00' east, 104 feet to a point; thence south 2° 10' west, 397 feet, more or less, to the center of Pitts Avenue; thence with the center of said Pitts Avenue, north 88° 37' west, 100 feet to the point of the beginning.

Being the same property conveyed to Joseph Lewis Davies, by deed from James H. Berry and wife, Ilse Berry, of record in Book 4748, page 735, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 7th day of July, 19 75

Affiant

My commission expires May 10 1976 (Affix Seal)

Notary Public

BOOK 4933 PAGE 844

This is unimproved ( ) improved (X) property, known as 3207 Lakeshore Drive (House Number) (Street) Old Hickory, Tennessee 37138 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* grantees, 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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, 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* grantees, *hereinafter referred to as trustors, hereby transfer and convey unto* Harlan Dodson, III, *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* $49,000.00, *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.*

*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 represenied 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* 7th *day of* July, *19* 75.

Joseph Lewis Davies
(Joseph Lewis Davies)

Kenneth Allen Jenkins
(Kenneth Allen Jenkins)

Brenda Jean Jenkins
(Brenda Jean Jenkins)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Joseph Lewis Davies (unmarried), and Kenneth Allen Jenkins and wife, Brenda Jean Jenkins,

*the within named bargainors, 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* Madison, *Tennessee,* 7th *day of* July, *19* 75.

MYERS E. COOPER
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
LARGE

Myers E. Cooper *Notary Public*

*Commission expires* May 10, 1976

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 37115

STATE OF.....
COUNTY OF.....

*Personally appeared before me, ....., a Notary Public in and for said County and State, .....*

*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....., this.....day of....., 19.....*

.....*Notary Public*

*Commission expires.....*

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..... .....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 .....self as.....*

*Witness my hand and seal, at office in....., this.....day of....., 19.....*

.....*Notary Public*

*Commission expires.....*

# INSTALLMENT DEED

FROM

Joseph Lewis Davies, unmarried

TO

Kenneth Allen Jenkins, et ux

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 37115

| | | | | | |
|---|---|---|---|---|---|
| JUL 22 75 | CONV | 60,000.00 | | | |
| JUL 22 75 | MORT'G | 49,000.00 | | | |
| JUL 22 75 | S'TAX | | A* | 156.00 | |
| JUL 22 75 | S'TAX | | A* | 47.00 | |
| JUL 22 75 | PR'FEE | | A* | .50 | |
| JUL 22 75 | W'DEED | | A* | 8.00 | * 211.50 |

D 0 7 6 3 3

IDENTIF. REFERENCE

JUL 22 9 16 AM '75

FILED ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS