BOOK 4950 PAGE 862

INSTALLMENT DEED

This instrument prepared in
office of Geo. I. Waddey & Son
204 Stahlman Bldg., Nashville, Tn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Joseph B. Palmer III		
(NAME:	(NAME:	
405 Sunnyside Drive	SAME	116-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		25 Pal
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of Fifty thousand, five hundred and no/100 - ($50,500.00) - - - - - - - - - - - **DOLLARS**

of which $ 25,500.00 **has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees**

Hereby execute their joint promissory note for the sum of Twenty Five thousand and No/100 dollars ($25,000.00), payable on or before December 31, 1975, said note to bear no interest.

SEP 15 75	CONV	50,500.00		
SEP 15 75	MORT'G	25,000.00		
SEP 15 75 S'TAX			A* 131.30	
SEP 15 75 S'TAX			A* 23.00	
SEP 15 75 PR'FEE			A* .50	
SEP 15 75	W'DEED		A* 4.00	* 158.80

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,

VIRGINIA LEE DEARBORN

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

JOSEPH B. PALMER III and wife, MARGARET S. PALMER

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

Being the easterly 200 feet of Lot No. 13 of Block "D" on the Map of Honeywood Subdivision, not of record, described according to a copy of a survey made by W. B. Southgate, Surveyor, July 1931, as follows:

Beginning on the westerly margin of Sunnyside Drive, at the northeast corner of Lot No. 14 conveyed to Russell W. Hooper and wife by deed from Frances W. Raine and husband, of record in Book 1238, Page 229, Register's Office for said County; thence with the line between said lots Nos. 13 and 14 on said survey, southwesterly 200 feet; thence northwesterly 200 feet to a point in the line between Lots Nos. 12 and 13; thence with the line between said two lots, northeasterly 200 feet to the westerly margin of Sunnyside Drive; thence with the same, southeasterly 200 feet to the beginning.

Being the same real property conveyed to Virginia Lee Dearborn by deed from Sample Investment Company, Inc., a Tennessee Corporation, of record in Book ______ Page ______, Register's Office for said County.

(STATE OF TENNESSEE) The actual consideration or value whichever is greater,
(COUNTY OF DAVIDSON) for this transfer is $50,500.00 [signature]
Affiant
(Subscribed and sworn to before me this the 11th day of Sept., 1975 [signature]
Notary Public
My commission expires: 11/12/75

This is ~~unimproved~~ ( ) / improved ( ) property, known as 405 Sunnyside Dr. (House Number) (Street) Nashville, Tennessee 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 ______________ 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 $______________ 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 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 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:

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 11th day of September 19 75.

Virginia Lee Dearborn
Virginia Lee Dearborn

Joseph B. Palmer III
Joseph B. Palmer III

Margaret S. Palmer
Margaret S. Palmer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Virginia Lee Dearborn, Joseph B. Palmer III and Margaret S. Palmer *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 Nashville, Tennessee *this* 11th *day of* September, *19* 75.

GEORGE W. PICKENS NOTARY PUBLIC DAVIDSON COUNTY

George W. Pickens
Notary Public

Commission expires Nov. 12, 1975

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

VIRGINIA LEE DEARBORN

TO

JOSEPH B. PALMER III and wife,

MARGARET S. PALMER

D 5525

IDENTIFICATION REFERENCE

SEP 15 11 23 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

GEO. L. WADDEY & SON
204 Stahlman Building
Nashville, Tennessee 37201

Compliments of

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