Installment Deed

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ADDRESS/NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Bob Bell	Same	
(NAME)	(NAME)	105-10
2312-12th Ave. S.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	297
Nashville Tenn 37204		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty-Five Thousand and No/100-----

----------($55,000.00)---------- *Dollars,*

of which Thirteen Thousand Seven Hundred Fifty and No/100----------

----------($13,750.00)----------*Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Forty-One Thousand Two Hundred

Fifty and No/100----------($41,250.00)----------*Dollars,*

Bob Bell and wife, Claudia C. Bell, *have* executed an installment deed note in the principal amount of $41,250.00 payable to the order of Joseph H. Mangum and Paul Byrd, Jr. in monthly installments of $653.26 each, with the first installment due and payable February 1, 1976, and on the same day of each succeeding month thereafter 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 8½% per annum and monthly installments include interest. Said note is payable in 84 monthly installments.

THIS INSTRUMENT PREPARED BY Phillip Saindon (emp) OF THE LAW FIRM PEDIGO & SAINDON, STAHLMAN BLDG., NASHVILLE, TN.

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, Joseph H. Mangum and Paul Byrd, Jr.,

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

Bob Bell and wife, Claudia C. Bell,

their ~~(successors)~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lots numbered one (1) and two (2) on the Map of the subdivision of Blocks numbered one (1) to eight (8), both inclusive, in Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, dated August 12, 1959, as follows:

Beginning at an iron stake at the intersection of the southerly margin of Benton Avenue and the easterly margin of Eighth Avenue south; thence with the southerly margin of Benton Avenue south 84° 42' east 168.2 feet to an iron stake on the westerly margin of a public alley; thence with margin of said alley south 17° 04' east 86.5 feet to an iron stake on the southerly margin of the aforesaid Lot two (2); thence along the margin of Lot two (2) south 72° 56' west 155.28 feet to an iron stake on the easterly margin of Eighth Avenue South; thence along the margin of Eighth Avenue South, north 17° 10' west 150.45 feet to the point of beginning; the described Premises being subject to a right of way easement for sidewalk purposes to the City of Nashville, said easement dated June 13, 1960, and of record in Book 3096, page 526 in the said County Register's Office.

Continued....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $55,000.00

Subscribed and sworn to before me, this the 31 day of Dec. 1975

My commission expires: Jan. 24 1976

(Affix Seal)

Notary Public

PHILLIP SAINDON NOTARY PUBLIC DAVIDSON COUNTY

Being the same property conveyed to Joseph H. Mangum and Paul Byrd, Jr. by deed from Shell Oil Company, a Delaware Corporation, of record in Book 4781, page 728, Register's Office for Davidson County, Tennessee.

JAN-2%	CONV	55,000.00			
JAN-2%	MORT'G	41,250.00			
JAN-2%	S'TAX		B*	143.00	
JAN-2%	S'TAX		B*	39.20	
JAN-2%	PR'FEE		B*	.50	
JAN-2%	W'DEED		B*	6.00	* 188.70

This is unimproved ( ) 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 Bob Bell and wife, Claudia C. Bell, their successors~~x~~ *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* Bob Bell and wife, Claudia C. Bell, 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 Bob Bell and wife, Claudia C. Bell, *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 31 *day of* December, *19*75.

D30442

IDENTIF. REFERENCE

JAN 2 8 33 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

/s/ Bob Bell

/s/ Claudia C. Bell

/s/ Paul Byrd Jr.

/s/ Joseph H. Mangum

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phillip Saindon, *a Notary Public in and for said County and State,* Joseph H. Mangum and Paul Byrd, Jr. and Bob Bell and wife, Claudia C. Bell, *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* 31 *day of* December, *19*75.

Phillip Saindon
Notary Public

PHILLIP SAINDON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Jan. 24, 1976