Send Tax Bills to Joseph D. Freeman et ux.
T Berger — 2118 Courtney Avenue
Nashville, Tennessee 37218

69-16

Prepared by David W. McMackin
Attorney at Law
601 Broadway
Nashville, Tennessee 37203

INSTALLMENT DEED BOOK 4995 PAGE 284

FOR AND IN CONSIDERATION of the sum of Twenty Three Thousand Seven Hundred Thirty One and 20/100---------- Dollars ($ 23,731.20), of which None Dollars ($ -0-) has been paid in cash by the hereinafter named Grantees, the receipt of which by the hereinafter named Grantor is hereby acknowledged, and for the remaining balance of Twenty Three Thousand Seven Hundred Thirty One and 20/100---- Dollars ($ 23,731.20), the said hereinafter named Grantees have executed one promissory note of even date herewith payable to the order of the hereinafter named Grantor in consecutive monthly installments of $ 131.84 each, with the first installment due the 2nd day of March, 19 76; said note bears interest after maturity and provides for payment of attorney's fees, and to secure the payment of said note, principal and interest, attorney's fees, and all obligations of Grantees hereinafter provided for, a lien is expressly retained on the land herein conveyed, Associates Capital Corporation, hereinafter called Grantor, has this day bargained and sold, and does hereby transfer and convey unto Joseph D. Freeman and wife, Betty Freeman, hereinafter called Grantees, their heirs and assigns, certain real estate described as follows:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being the southwesterly part of Lot No. 31 on the unrecorded plan of Brattonview Subdivision at Bordeaux, Tennessee, described partly according to a survey made by E. L. Miller, Jr., and Company, Surveyors, dated January 31, 1964, as follows:

Beginning at a point in the southeasterly side of Courtney Avenue, said point being the southwesterly front corner of the property conveyed to A. A. Dugger and wife, Sallie L. Dugger, of record in Book 3702, page 201, Register's Office for Davidson County, Tennessee; thence leaving Courtney Avenue and with the southerly line of the Dugger Property, and in a southeasterly direction 213.4 feet, more or less, to a point in the center line of the Tennessee Electric Power Company easement of record in Book 787, page 2, said Register's Office; thence with the center line of said easement and in a southwesterly direction 160.75 feet, more or less, to a point in the northeasterly margin of Bellefield Avenue; thence with the said margin of said Avenue, and in a northwesterly direction 222.5 feet, more or less, to a point, the beginning of a curve to the right; thence around said curve and in a northeasterly direction 41.2 feet, more or less, to a point in the southeasterly margin of Courtney Avenue; thence with the margin of said Avenue and in a northeasterly direction 139 feet, more or less, to the point of beginning.

Being the same property conveyed to Associates Capital Corporation by Quitclaim Deed dated December 3, 1975, from Julian Neely and wife, Leona Neely, of record in Book 4988, page 895, Register's Office, Davidson County, Tennessee.

Feb. 9, 1976	C.O.	23,731.20	
" " "	M.O.	23,731.20	
" " "	S.T.	61.62	
" " "	at	21.70	
" " "	P.F.	.50	
" " "	W.D.	8.00	91.82

Taxes for the current year are assumed by the Grantees.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as hereinabove set out.

Grantor further convenants and binds itself and its successors and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

And now for the purpose of rendering court proceedings unnecessary for the enforcement of the lien herein retained by Grantor on the real estate hereinbefore described and to secure the prompt and faithful payment of the above described promissory note and to secure the prompt and faithful payment and performance by Grantees of their obligations as herein provided and further for the consideration of $1.00 to Grantees in hand paid, the receipt of which is hereby acknowledged, the Grantees do hereby transfer and convey unto Richard Dance, Trustee, his successors and assigns, the real estate hereinbefore described with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid only.

The Grantees do hereby agree to keep the property described herein and all improvements on said real estate, insured in some reliable fire insurance company or companies for at least a sum equal to the unpaid balance due on the promissory note secured hereby and all prior liens until said note is fully paid, and to have the loss, if any, made payable on the policy or policies to the holder of the note secured hereby and any prior liens, as their interest may appear, said policy or policies of insurance shall be in such form as is acceptable to the holder hereof, and said policies or copies hereof delivered to holder.

Grantees further agree to keep the improvements on said real estate in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due and before date of delinquency; and in case Grantees fail to do either, then the said Trustee, or the lawful owner and holder of said note may do any or all of these things, and the sum or sums so expended shall be due and payable immediately without notice or demand and shall become a part of the indebtedness secured herein, and shall bear interest from the date of such payment.

Now, if the Grantees shall pay the promissory note above described when due, according to its terms, and pay the taxes, keep up repairs, and keep said buildings insured as aforesaid, then this trust conveyance shall be of no further force or effect. But if Grantees fail to pay any installment, principal or interest, on said promissory note promptly when due, or if Grantees fail to pay taxes, keep up repairs or keep said premises insured as herein provided, or if Grantees fail to reimburse the Trustee or lawful owner and holder of said note for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, then this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said promissory note, the entire unpaid balance, principal and interest, due on said note shall immediately become due and payable, without notice or demand, and the said Trustee, or his successors in trust, is hereby authorized and empowered upon giving twenty (20) days' notice of the time, terms and location of said sale by three (3) publications in any newspaper, daily or weekly, published in the county wherein the real estate is situated, to sell said real estate at the courthouse door 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 successors in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The Grantor and/or holder of the note secured hereunder may bid at any sale under this trust conveyance. Grantees agree, that the Trustee may, at any time after default in the payment of said note, enter and take possession of said real estate and shall only account for the net rents actually received by him. Grantees further agree that, in the event the Trustee fails, before selling said real estate 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 real estate. 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, including a reasonable Trustee's fee; also reasonable attorney's fees for advice in the premises, and representing the Trustee, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement or protection of said lien; also the expenses of any such litigation.

2nd. To the payment of said promissory note herein secured, and any and all sums expended in the protection of said property, as herein authorized.

3rd. The residue, if any, will be paid to Grantees, their representatives or assigns.

Should the Trustee herein specifically named be unable to execute the foregoing trust because of death, disability, resignation or any other cause, or should the holder of the note herein secured desire that another or different trustee act hereunder, then the holder of said note herein secured is hereby authorized and empowered to name and appoint, by an instrument in writing recorded in the same register's office as this instrument, a successor trustee to execute this trust and the title herein conveyed to the above specifically named trustee shall be vested in said successor.

Grantees agree to pay all cost, including attorney's fee, incurred by the holder of the promissory note secured hereby in recording, protecting, preserving, defending, enforcing or releasing the lien of this instrument.

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.

If less than two join herein as Grantees, then the pronouns and relative words referring to Grantees, shall be read in the singular masculine, feminine or neuter as the case may be.

If more than one joins herein as Grantor or if Grantor be male or female, then the pronouns and related words referring to Grantor shall be read in the plural masculine or feminine as the case may be.

IN WITNESS WHEREOF, the Grantor and Grantees have caused this instrument to be executed on this the 2nd day of February, 19 76.

GRANTEES:

Joseph D Freeman
Joseph D. Freeman

Betty Freeman
Betty Freeman

GRANTOR:

ASSOCIATES CAPITAL CORPORATION

By
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph D. Freeman and wife, Betty Freeman, the 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 the 2nd day of February, 19 76.

Notary Public

My Commission Expires: 5-30-76

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the 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 _____, Tennessee, this the _____ day of _____, 19_____.

Notary Public

My Commission Expires: _____

CORPORATION ACKNOWLEDGEMENT

BOOK 4995 PAGE 287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared A. C. Spain, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Vice President of the Associates Capital Corporation, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation, by himself as Vice President.

Witness my hand and official seal at office in said County and State, on this the 30th day of January, 1976.

Notary Public

My Commission Expires 8-3-77

NOTARY PUBLIC DAVIDSON CO. TENN.

D 35332

IDENTIF. REFERENCE

FEB 9 1 26 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM
Associates Capital Corporation

TO
Joseph D. Freeman and wife,
Betty Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,731.20.

Associates Capital Corp.
by: Thomas B. Allegheny
~~Joseph D. Freeman~~

9th of February, 1976

J. Head
Dep Register

ASSIGNMENT

For value received, the undersigned do hereby transfer, convey and assign all right, title and interest to the lien described herein to _____.

This the _____ day of _____, 19____

_____

_____