Prepared by: Schulman, McCarley, Hollins & Pride, Nashville, Tennessee

BOOK 5040 PAGE 859

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur N. Lee, Sr. et ux (NAME:)	Mollie Feigenbaum (NAME:)	Map No. 81-2
2212 24th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	Exchange Building (STREET ADDRESS)	Parcels 61 & 62
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Thousand Fifteen and no/100 ($10,015.00) ---------- *Dollars, of which* Five Thousand Three Hundred Forty-six and 10/100 ($5,346.10) ---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Four Thousand Six Hundred Sixty-Eight and 90/100 ($4,668.90) ---------- *Dollars,* Arthur N. Lee, Sr. and wife, Barnell R. Lee, grantees *have executed* an installment note made payable to the order of Marcia F. Cohen, Mollie Feigenbaum and Marilyn Stern dated June 30, 1976, said note providing for 78 payments of $78.64 each including interest on the unpaid principal at the rate of 8-1/2% per annum, the last payment to be due and payable on the 31st day of December, 1982,

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, Marcia F. Cohen, Mollie Feigenbaum and Marilyn Stern *have this day bargained and sold, and do hereby transfer and convey unto the said* Arthur N. Lee, Sr. and wife, Barnell R. Lee their ~~(successors)~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Tract No. 1: Land in Davidson County, Tennessee, being Lot No. 137 on the map of Buena Vista Heights Plan, as of record in Plan Book 161, Page 19, said Register's Office. Said Lot No. 137 fronts 50 feet on the east side of 24th Avenue, North (formerly Dudley Avenue) and extends back between parallel lines, 150 feet to an alley. Being the same property conveyed to Marcia F. Cohen, Mollie Feigenbaum and MarilynStern by deed from Arthur N. Lee, Sr. and wife, Barnell R. Lee, of record in Book 4167, Page 427, said Register's Office.

Tract No. 2: Land in Davidson County, Tennessee, being the southerly 35 feet of Lot No. 138 on the map of Buena Vista Heights' Plan, as of record in Plan Book 161, Page 19, Register's Office for said county. Said part of Lot No. 138 fronts 35 feet on the east side of 24th Avenue, North, and extends back between parallel lines 150 feet to an alley. Being the same property conveyed to Marcia F. Cohen, Mollie Feigenbaum and Marilyn Stern by deed from Arthur N. Lee, Sr. and wife, Barnell R. Lee, of record in Book 4167, Page 427, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,015.00

Subscribed and sworn to before me, this the 30 day of June 19 76

Affiant

My commission expires: (Affix Seal)

B Q Wilson
Notary Public

Dep. Reg.

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JUN 30	CONV	10,015.00				
JUN 30	MORT'G	*4,668.90				
JUN 30	S'TAX		B*	26.00		
JUN 30	S'TAX		B*	2.70		
JUN 30	PR'FEE		B*	.50		
JUN 30	W'DEED		B*	6.00	*	35.20

unimproved ( )
This is improved (X) property, known as 2212 24th Avenue North (House Number) (Street) Nashville, Tennessee (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 Arthur N. Lee, Sr., and wife Barnell R. Lee, grantees their (~~XXXXXX~~), *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* except for the Deed of Trust of record in Book 3860, Page 622, Register's Office for Davidson County, Tennessee, which the grantors will continue to pay and be liable for and 1976 taxes which are to be paid in full by the grantees by depositing $15.00 per month into an escrow account maintained by the grantors, the funds from said escrow account to be used for the payment of taxes and insurance on said premises.

further covenant and bind themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Arthur N. Lee, Sr. and wife, Barnell R. Lee, their (~~XXXXXX~~), *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 Arthur N. Lee, Sr. and wife, Barnell R. Lee, grantees *hereinafter referred to as trustors, hereby transfer and convey unto* H. Michael Bennett, *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 $ insurable value *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 30th *day of* June, *19*76.

Arthur Lee Sr.
Arthur Lee Sr.

Barnell R Lee
Barnell R. Lee

Marcia F. Cohen
(Marcia F. Cohen)

Mollie Feigenbaum
(Mollie Feigenbaum)

Marilyn Stern
(Marilyn Stern)

REGISTER'S OFFICE
FILED FOR CROSS REFERENCE
JUN 30 3 51 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

6319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Diane J. Crowder *a Notary Public in and for said County and State,* Marcia F. Cohen, Mollie Feigenbaum, Marilyn Stern, Arthur Lee, Sr. and Barnell R. Lee

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* 30 *day of* June, *19*76.

DIANE J. CROWDER NOTARY PUBLIC

Diane J. Crowder *Notary Public*

Commission expires April 27 1977