ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. Willie Swift (NAME)	Same (NAME)	91-5-128
6010 O'Brien Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Fifteen Thousand and 00/100 (15,000.00)---- DOLLARS

of which $850.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint promissory note in the amount of $14,150.00 of even date herewith, payable to the order of Grantor in monthly payments of $120.00 each, including principal and interest at the rate of 9 per cent per annum, with the first of said monthly payments being due on November 1, 1976, and on the like day of each succeeding month until paid in full;

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.

I, FANNIE J. FRANCIS, a widow,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto WILLIE SWIFT for and during his natural life with remainder at his death to DONALD R. SWIFT and wife, MELBA W. SWIFT,

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

Being part of Lot No. 87 on the map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for said County, described as follows:

BEGINNING on the north margin of O'Brien Avenue, formerly Grundy Street, at the corner of Lots 87 and 88, thence east with O'Brien Avenue, 49 feet to a point; thence north parallel with the line between lots 86 and 87, 100 feet; thence east one foot to the line between said lots; thence north with the line between said lots 70 feet to the south margin of an alley; thence west with said alley 50 feet to the corner of lots 87 and 88; thence south with the line between these lots, 170 feet to beginning. Included but excluded is a tract of land containing 1080 square feet conveyed to State of Tennessee, in Book 3486, page 61, said Register's Office. Being part of property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed of record in Book 4750, page 347, said Register's Office; the said C. E. Francis having since died.

This is improved ( )
unimproved ( ) property known as 6010 O'Brien Street, Nashville, TN
(House Number) (Street) (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 convenant 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 O. B. Hofstetter, Jr., 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 10th day of September 19 76

Fannie J Francis

Willie Swift

Donald R Swift

Melba W. Swift

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 15,000.00

Fannie J. Francis
Affiant

Subscribed and sworn to before me, this the 10 day of September 19 76

My commission expires APRIL 17-1978 (Affix Seal)

J. H. Watts
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. H. Watts, Jr., a Notary Public in and for said County and State, the within named Fannie J. Francis, Willie Swift, Donald R. Swift and Melba W. Swift the 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, TN this _____ day of September, 76

Commission Expires APRIL 17- 1978

J. H. Watts
Notary Public.

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 _____

Commission Expires _____

Notary Public

SEP 13 76	CONV	15,000.00		
SEP 13 76	MORTG	14,150.00		
SEP 13 76	STAX		B*	39.00
SEP 13 76	STAX		B*	12.10
SEP 13 76	PR'FEE		B*	50
SEP 13 76	N'DEED		B*	4.00 * 55.60

This instrument was prepared by:
O. B. Hofstetter, Jr., Attorney — Home Federal Tower, 8th Floor, Nashville, TN 37219
Name — Address

INSTALLMENT DEED
please mail mr. willie swift

FROM
4010 Obrein Street
Nashville, Tenn. 37209
FANNIE J. FRANCIS

To
WILLIE SWIFT, ET AL

D 67487

IDENTIF. REFERENCE

SEP 13 10 07 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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