Installment Deed BOOK 5102 PAGE 939

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: .	MAP-PARCEL NUMBERS
Ben G. Page, Jr.,	Same	104-9 PAR. 98
(NAME:) 3818 Cirhland Avenue	(NAME:)	26W-2570
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn., 37205.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-Nine Thousand and no/100 ($39,000.00) - *Dollars,* *of which* Twenty-Nine Thousand and no/100 - - - - - - - - - - - - - - - - ($29,000.00) - *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Ten Thousand and no/100 ($10,000.00) - *Dollars,*

Ben G. Page, Jr., *has executed*

his five (5) installment deed notes, dated January 2, 1977, payable to the order of Amelia Jo Litterer, four of which shall be in the principal sum of $1,000.00 each, to become due in one, two, three and four years after date, and one the fifth and last note to become due five years from date, in the principal sum of $6,000.00, all of said notes bearing interest at the rate of 8% per annum from their date,

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, I, Amelia Jo Litterer, a widow, - *have this day bargained and sold, and do hereby transfer and convey unto the said* - - - - - - - - - - - - - - - - Ben G. Page, Jr., - his (~~XXXXX~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly 25 feet of Lot No. 10 and the easterly 50 feet of Lot No. 8 in Block 9, Division "A" in the Plan of the Richland Realty Company, as of record in Plan Book 161, page 151, of the Register's Office of Davidson County, Tennessee, which is here referred to for description as part hereof, and which land being more particularly described as follows:

Beginning at a point on the south side of Richland Avenue 375 feet west of Christopher Street; thence westerly along the southern margin of Richland Avenue 75 feet to a point; thence at right angles, southerly 200 feet more or less to a point; thence at right angles, easterly along part of the rear boundary line of said lots Nos. 8 and 10, 75 feet to a point; thence at right angles northerly 200 feet more or less to the point of beginning.

Being the same property conveyed to Amelia Jo Litterer by deed from Charles H. Litterer, dated April 10, 1928, of record in Book 1345, page 462, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of Jan. 1977

Notary Public

My commission expires: 4/21/80

(Affix Seal)

This deed drafted by:
Harry G. Nichol, Atty.
711 J.C.Bradford Bldg.
Nashville, Tenn., 37219.

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RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is improved (X) property, known as 3817 Richland Avenue, Nashville, Tenn., 37205.
(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 Ben G. Page, Jr., *his, heirs and assigns forever.* I *covenant that* I am *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 taxes for 1977 which are assumed by purchaser to whom this deed is to be delivered after January 1, 1977, by the escrow agent, Chicago Title Insurance Company

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ben G. Page, Jr., *(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 Ben G. Page, Jr., an unmarried man, *hereinafter referred to as trustor, hereby transfers and conveys unto* Cloud V. Eckhardt, *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 $ 10,000.00, *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

[illegible] by such appropriate 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.

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 5th *day of* November, *19*76.

This deed has been delivered to the Chicago Title Insurance Company, escrow agent, to be held and delivered to said Ben G. Page, Jr., on or after January 1, 1977, when the aforesaid consideration shall have been paid by the grantee to the escrow agent on behalf of the grantor, and the sale of the above described property is not to be completed by the delivery of this deed by the escrow agent until after January 1, 1977.

Amelia Jo Litterer

Ben G. Page, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Amelia Jo Litterer, a widow,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 5th *day of* November, *19*76.

[illegible]
Notary Public

Commission expires 4/21/80

MARY EINSEY ★ NOTARY PUBLIC ★ LARGE ★ STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary Ensey*, a Notary Public in and for said County and State,* - - - - Ben G. Page, Jr., - - - - - - - - - - - -

the within named bargainor..., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 4th *day of* January*, 19*77.

Mary Ensey *Notary Public*

Commission expires 4/21/80

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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..........

JAN-5-77	CONV	39,000.00		
JAN-5-77	MORT'G	10,000.00		
JAN-5-77 S'TAX			B* 101.40	
JAN-5-77 S'TAX			B* 8.00	
JAN-5-77 PR'FEE			B* .50	
JAN-5-77	W'DEED		B* 8.00	* 117.90

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

230531

INSTALLMENT DEED

FROM

AMELIA JO LITTERER

TO

BEN G. PAGE, JR.

(Property: 3818 Richland Avenue, Nashville, Tennessee, 37205.)

D 83825

IDENTIF. REFERENCE

JAN 5 10 49 AM '77

FE... REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238