BOOK 5131 PAGE 171

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INSTALLMENT DEED Form No. WD - 4

FROM
MINNIE CONDITT, A. K. CONDITT
AND ROBERT CONDITT

TO
LUTHER M. WOOD AND WIFE, SANDRA E. WOOD

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUTHER M. WOOD ET UX (NAME)	SAME (NAME)	Map 82-16-
923 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 281
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W 5770 M-P

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

APR 5 10 33 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 11,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1977

Betty B. Simmons
Notary Public

MY COMMISSION EXPIRES: August 22, 1979

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of ----------($11,950.00)----------
ELEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100---------- DOLLARS
of which $ 2,950.00 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 one note of even date herewith in the original principal amount of $9,000.00, payable to the order of Mary Elizabeth Wilson, Trustee, as follows: On the 1st day of July, 1977, the sum of $3,000.00, and thereafter a like sum on the 1st day of October 1977, with the last and final installment in the amount of $3,000.00, being due and payable on the 1st day of January, 1978. The unpaid principal bears interest at the rate of 8% per annum to be computed from time to time on the principal sum and to become due and payable on each and every payment date.

APR-5 77 CONV 11,950.00
APR-5 77 MORT'G 9,000.00
APR-5 77 S'TAX B* 30.94
APR-5 77 S'TAX B* 7.00
APR-5 77 TITLE B* .50
APR-5 77 DEED 1.00 * 12.44

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.

We, Minnie Conditt, A. K. Conditt and Robert Conditt

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Luther M. Wood and wife, Sandra E. Wood

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

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book No. 1, page 13, Chancery Court, Davidson County, Tennessee.

Said Lot No. 117 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 190 feet, more or less, to an alley.

BEING the same property conveyed to M. E. Conditt, Robert Conditt, and Edward Conditt, by deed from William Nelson and the Nashville Trust Co., as Executors under the will of Mrs. Louisa Nelson, deceased, of record in Book 566, page 349, Register's Office for Davidson County, Tennessee. The said Edward Conditt and wife, Minnie Conditt having since conveyed their interest in said property to Mrs. M. E. Conditt and Robert Conditt, by deed of record in Book 772, page 162, Register's Office for Davidson County, Tennessee. The said Mrs. M. E. Conditt having since died. See affidavit filed for record simultaneously herewith.

Robert Conditt and Robert W. Conditt, being one and the same person.

This is { unimproved / improved (X) } property, known as 923 (House Number) Boscobel Street (Street) P. O. Address: Nashville, Tenn. (City or Town) (Postal Zone)

D97031

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 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 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 William C. Wilson 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 $insurable Value 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 31st day of March 19 77.

A. K. Conditt
By: Jim W. Campbell Sr., Attorney-in-Fact

Luther M. Wood

Robert W. Conditt
By: Mary Elizabeth Wilson, Attorney-in-Fact

Minnie Conditt

Sandra E. Wood

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 Minnie Conditt, Luther M. Wood and wife, Sandra E. Wood, the 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 Tennessee, this 31st day of March, 19 77.

Betty B. Simmons Notary Public.

Commission expires August 12, 1978

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Mary Elizabeth Wilson, to me known to be the person who executed the foregoing instrument in behalf of Robert W. Conditt, and acknowledged that she executed the same as the free act and deed of the said Robert W. Conditt.

Witness my hand and seal at Nashville, Tennessee, this the 31st day of March, 1977.

My Commission expires August 12, 1978

Betty B. Simmons
Notary Public

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this 31st day of March, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Jim W. Campbell Sr., to me known to be the person who executed the foregoing instrument in behalf of A. K. Conditt, and acknowledged that he executed the same as the free act and deed of the said A. K. Conditt.

Witness my hand and seal at Murfreesboro, Tennessee, this the 31st day of March, 1977.

My Commission expires April 23, 1980

Karen Burt
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