This instrument was prepared by: Walter Cody Leaver, Jr., Attorney at Law

Installment Deed

BOOK 5170 PAGE 818

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Leonard Chandler, et ux Louise Pearl Chandler	same	92-15
(NAME:) 2111 Elliston Place	(NAME:)	176
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Five Thousand and no/100 ($145,000.00) *Dollars,*

of which Two Thousand Five Hundred and no/100 ($2,500.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder One Hundred Forty-Two Thousand, Five Hundred and no/100 ($142,500.00) *Dollars,*

James Leonard Chandler and wife, Louise Pearl Chandler *have executed* an Installment Deed Note, of even date with this deed, said note being in the principal sum of One Hundred Forty-Two Thousand, Five Hundred and no/100 ($142,500.00) Dollars, together with interest thereon, from this date, at the rate of eight per cent (8%) per annum on the unpaid balance, until fully paid, the terms of which are hereby incorporated into this instrument by reference, principal and interest being payable at such place as the holder of the note may designate in writing, in equal monthly installments of Twenty-Eight Hundred, Eighty-Nine and 39/100 ($2,889.39) Dollars each, commencing on the ~~first~~ 1st day of July, 1977, and continuing on the first day of each month thereafter, until paid in full, the final payment on the entire indebtedness being due on the first day of June, 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,

Charles Harold James and wife, Pearl C. James

have this day bargained and sold, and do hereby transfer and convey unto the said

James Leonard Chandler and wife, Louise Pearl Chandler, their

~~XXXXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 in A. A. Mellier's Subdivision of Part of Lot No. 156 of the Boyd Home Tract, a plan of which Subdivision is of record in Book No. 57, page 127, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the southerly side of Church Street, formerly Richland Turnpike, and runs back 133.15 feet on the east line and 126.6 feet on the west line to an alley, and shows 50.25 feet on said alley, as indicated by said plan.

Being the same property conveyed to Charles Harold James and wife, Pearl C. James, by deed from T. E. Hibbett, Jr., and wife, Elsie Hibbett, of record in Book 4434, page 824, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 145,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of July 1977

Notary Public

My commission expires:

Affix Seal

JUL 13	CONV	90,000.00			
JUL 13	CONV	55,000.00			
JUL 13	MORT'G	90,000.00			
JUL 13	MORT'G	52,500.00			
JUL 13	S'TAX		B* 377.00		
JUL 13	S'TAX		B* 140.50		
JUL 13	PR'FEE		B* .50		
JUL 13	W'DEED		B* 6.00	*	524.00

This is ~~unimproved~~ ( ) improved (X) property, known as 2111-2113 Elliston Place (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 James Leonard Chandler and wife Louise Pearl Chandler, their ~~XXXXXXXX~~, *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 1977 taxes to Metropolitan Government of Nashville and Davidson County, Tennessee.

we *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Leonard Chandler and wife, Louise Pearl Chandler, their ~~XXXXXXXX~~, *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 James Leonard Chandler and wife Louise Pearl Chandler, *hereinafter referred to as trustors, hereby transfer and convey unto* C.H. Claytor, *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 $50,000.00, *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

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 13th *day of* July, *19* 77

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IDENTIF. REFERENCE

JUL 13 4 01 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Charles Harold James
CHARLES HAROLD JAMES

PEARL C. JAMES
Pearl C. James

James Leonard Chandler
JAMES LEONARD CHANDLER

Louise Pearl Chandler
LOUISE PEARL CHANDLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Minnie Dale, *a Notary Public in and for said County and State,* Charles Harold James, Pearl C. James, James Leonard Chandler and Louise Pearl Chandler

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* 13 *day of* July, *19* 77.

Minnie Dale
Notary Public

Commission expires Dec 15, 1979