Installment Deed

BOOK 5213 PAGE 110

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nevin C. Trammell, Jr. (NAME:)	Same (NAME:)	
401 Bowling Ave. - No. 92 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9D-45842 & 9D-45845
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FORTY-SEVEN THOUSAND EIGHTY AND NO/100---------- ($47,080.00) *Dollars,* *of which* TEN THOUSAND SEVEN HUNDRED EIGHTY AND NO/100---------- ($10,780.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* THIRTY-SIX THOUSAND THREE HUNDRED AND NO/100---------- ($36,300.00) *Dollars,*

Nevin C. Trammell, Jr. and wife, Martha J. Trammell

have executed

their Installment Deed note in the principal sum of $36,300.00, payable to the order of Linda W. Wendnagel Bell in sixty (60) consecutive quarterly installments of $1,076.12 each, with the first installment due and payable January 21, 1978, and a payment is due on the 21st day of each succeeding quarter thereafter until entire amount, both principal and interest, has been paid in full. Note bears interest at the rate of 8½% per annum and quarterly payments include interest.

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,

LINDA W. WENDNAGEL BELL

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

NEVIN C. TRAMMELL, JR. and wife, MARTHA J. TRAMMELL

their *(successors), heirs and assigns,*

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

Land in the 9th Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. I: Beginning at a point in the northerly margin of Highway 96 said point being south 60° 10' east 264.44 feet from the southeast corner of property conveyed to John Lachs and wife, by deed of record in Book 4725, page 984, Register's Office for said County; thence north 30° 55' 20" east 944.12 feet to a point; thence north 60° 10' west 264.44 feet to a point; thence north 30° 42'51" east 944.11 feet to a point; thence south 82° 19' east 525.99 feet to a point; thence south 20° 15' east 1949.91 feet to a point; thence north 82° 17' 30" west 444 feet to a point; thence north 68° 27' 30" west 180 feet to a point; thence north 34° 10' west 112 feet to a point; thence north 35° 10' west 110 feet to a point; thence north 65° 10' west 100 feet to a point; thence north 60° 10' west 100 feet to a point; thence south 29° 50' west 241 feet to a point in the northerly margin of Highway 96; thence with same north 60° 10' west 150 feet to the point of beginning.

TRACT NO. II: Beginning at a point in the northerly margin of Highway 96, said point being the southeast corner of property conveyed to John Lachs and wife, by deed of record in Book 4725, page 984, Register's Office for said County; thence north 30° 42' 50" east 944.12 feet to a point; thence south 60° 10' east 264.44 feet to a point; thence south 30° 55' 20" west 944.12 feet to a point in the northerly margin of Highway 96; thence with same north 60° 10' west 264.44 feet to the point of beginning.

(con't on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,080.00

Affiant

Subscribed and sworn to before me, this the 21st day of October, 19 77

My commission expires: Dec. 3 1978

(Affix Seal)

Notary Public

Being the same property conveyed to Linda W. Wendnagel by deed from Grady M. Givens and wife, Brenda Givens of record in Book 4762, page 268, Register's Office for Davidson County, Tennessee.

Linda W. Wendnagel now being Linda W. Wendnagel Bell, having since married Bernard Bell.
Bernard Bell joins in this conveyance to convey any marital interest he may have in said property.

This conveyance subject to easement for cemetery and right of ingress and egress thereon.

Until the indebtedness hereby secured is paid in full, no timber on the real estate herein above described shall be cut without the prior written consent of the holder of said indebtedness except as hereinafter provided. Trustors shall be entitled, without obtaining the prior consent of the holder of the indebtedness, to cut timber on a portion of the real estate herein above described not to exceed ten acres for the purpose of constructing a residence on such portion. Furthermore, the holder of the indebtedness shall, at the request of trustors, release from the lien hereof a portion of the real estate herein above described not to exceed ten acres, if necessary for trustors to obtain a loan to finance the construction of a residence on such portion.

OCT 24	CONV	47,080.00			
OCT 24	MORT'G	36,300.00			
OCT 24	S'TAX		B*	122.46	
OCT 24	S'TAX		B*	34.30	
OCT 24	PR'FEE		B*	.50	
OCT 24	W'DEED		B*	6.00	* 163.26

unimproved (X)
This is improved ( ) property, known as ..... (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 Nevin C. Trammell, Jr. and wife, Martha J. Trammell *their (successors), 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 said real estate to said* Nevin C. Trammell Jr. and wife, Martha J. Trammell, their *(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 Nevin C. Trammell Jr. and wife, Martha J. Trammell *hereinafter referred to as trustors, hereby transfer and convey unto* Charles Wray, *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 $ N/A *, 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.

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 21st *day of* October, *19* 77.

Nevin C. Trammell Jr.

Martha J. Trammell

Linda W. Wendnagel Bell

Bernard Bell

IDENTIFICATION
OCT 21 1977
TAX

3 2 5 5 2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Linda W. Wendnagel Bell and husband, Bernard Bell and Nevin C. Trammell, Jr. and wife, Martha J. Trammell

*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* 21st *day of* October, *19* 77.

NOTARY PUBLIC DAVIDSON COUNTY

Mary C. Kilpatrick *Notary Public*

Commission expires Dec. 3, 1978