Prepared by Robert L. Dozier 3rd Tenn Bank Bldg Nashville Tenn

BOOK 5236 PAGE 151

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank E. Beasley et ux	Same	Map No. 81-7
(NAME:) 1915-12th Ave North	(NAME:) 1915-12th Ave North	Par No. 84
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37208	(STREET ADDRESS) Nashville, Tenn. 37208	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND FOUR HUNDRED AND NO/100---------- ----------($5,400.00)----------*Dollars,*

of which ONE THOUSAND EIGHT HUNDRED ($1,800.00) AND NO/100---------- ----------*Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder THREE THOUSAND SIX HUNDRED AND NO/100 ----------($3,600.00)----------*Dollars,*

Frank E. Beasley and wife, Dorothy M. Beasley *ha* ve *executed*

their note of even date, payable to Annie Viola Ramsey Jackson, in the principal sum of $3,600.00, plus interest at 8-1/2% per annum and payable as set out therein, and to which reference is hereby made for a complete description of the terms and conditions thereof,

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, Annie Viola Ramsey Jackson,

have this day bargained and sold, and do hereby transfer and convey unto the said Frank E. Beasley and wife, Dorothy M. Beasley, their

~~XXXXX~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 12 on the Map of Ira Crandall's Subdivision, as of record in Book 17, page 297, Register's Office for said County.

Said part of said Lot fronts 50 feet on the easterly side of 14th Avenue North, formerly Marr Street, and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Annie Viola Ramsey (now Jackson) by deed from LeRoy Butler, of record in Book 4144, page 60, Register's Office for Davidson County, Tennessee.

General B. Jackson, husband of Annie Viola Ramsey Jackson, joins in this conveyance for the purpose of transferring any right, title and interest he may have in said property to Frank E. Beasley and wife, Dorothy M. Beasley.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is: $5,400.00

Subscribed and sworn to before me, this the 21 day of December 1977

Frank E. Beasley
Affiant

My commission expires: October 14, 1980
(Affix Seal)

Robert L. Dozier
Notary Public

This is improved ~~XX~~ unimproved ( ) property, known as 2018 14th Ave. North, Nashville, Tennessee.
(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 Frank E. Beasley and wife, Dorothy M. Beasley, their ~~XXXXX~~

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.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frank E. Beasley and wife, Dorothy M. Beasley, their (~~XXXXX~~ *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 Frank E. Beasley and wife, Dorothy M. Beasley,

hereinafter referred to as trustors, hereby transfer and convey unto Robert L. Dozier, *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 $, 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 Registers 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.

Witness our *hand* S *this* 21 *day of* December, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank E. Beasley

Dorothy M. Beasley

Annie Viola Ramsey Jackson

DEC 22 CONV *5,400.00

DEC 22 MORT'G *3,600.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

DEC 22 S'TAX B* 14.04

DEC 22 S'TAX B* 1.60 20.14

DEC 22 PR'FEE B* .50

Personally appeared before me, Annie Viola Ramsey Jackson and husband, General B. Jackson, *a Notary Public in and for said County and State,*

*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* 21 *day of* December, 21, 1977.

Commission expires [illegible] Bettye L. Brewer *Notary Public*

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert L. Dozier, a Notary Public in and for said County and State, the within named Frank E. Beasley and wife, Dorothy M. Beasley

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, Tennessee, this 21st day of December, 1977.

Commission expires October 14, 1980

Robert L. Dozier
Notary Public

INSTALLMENT DEED

FROM
Annie Viola Ramsey Jackson, et vir

TO
Frank E. Beasley, et ux

E 43016

IDENTIF. REFERENCE

DEC 22 10 35 AM '77

FELIX [illegible] REGISTER
DAVID[illegible]

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208