Installment Deed

This instrument was prepared by
CRISSIM AND SHORT, Attorneys
Court Square Building

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Eugene Wall	Same	
(NAME): 1800 Haley Ave	5237 PAGE 811	81-1-38
(STREET ADDRESS OR ROUTE NUMBER): Nashville, Tenn	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWENTY-FOUR THOUSAND AND NO/100----------
----------($24,000.00)----------*Dollars,*
of which SIX THOUSAND AND NO/100----------
----------($6,000.00)----------*Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder EIGHTEEN THOUSAND AND NO/100-------
----------($18,000.00)----------*Dollars,*
Donald Eugene Wall
*ha*S *executed*
his notes in the sum of $18,000.00 payable to Nathan Wall as therein set out;

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, we, Nathan Wall and wife,
Patricia H. Wall,
have this day bargained and sold, and do hereby transfer and convey unto the said Donald Eugene Wall,
his *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

TRACT I: LAND in Davidson County, Tennessee, being the southwesterly part of Lot No. 62 on the Map of Haley's Subdivision of part of Block No. 5 in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for said County, being Lots Nos. 1, 2 and 3 of Block "A" on an unregistered plan of Haley's Subdivision of part of Block No. 5 in G. T. Sheegog's Subdivision at Bordeaux.

According to said unregistered plan, said Lots Nos. 1, 2 and 3 front together 90 feet on the southeasterly side of Haley Avenue and run back 176.4 feet on the northeasterly line and 180 feet on the southwesterly line with the northeasterly margin of Doak Avenue, to a dead line, measuring 90 feet thereon.

TRACT II: LAND in Davidson County, Tennessee, being a small triangular portion of the southerly part of the northerly 25 feet of Lot No. 62 on the Plan of Hailey's Subdivision of part of Block No. 5 in G. T. Sheegog's Subdivision of record in Book 547, page 155, Register's Office for said County, and also being a small triangular portion of the southerly part of Lot No. 4 on an unrecorded plan of a re-subdivision of certain lots in G. T. Sheegog's Subdivision of record in Book 547, page 155, Register's Office for said County, as prepared by James A. Hamilton, Jr., Surveyor, December 26, 1947, the said triangular portion being further described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 5th day of December 19 77

My commission expires: 2-4-80
(Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

BEGINNING at a point 25 feet southerly from the northerly line of Lot No. 62 on G. T. Sheegog's Subdivision, said point also being the southeast corner of the property conveyed to Nathan Wall and wife, of record in Book 2139, page 509, Register's Office for said County; thence northerly along the dividing line between Lot No. 31 and 62 on said plan 3.5 feet to a point; thence in a northwesterly direction and at an angle bearing to the West 160 feet, more or less, to a point in the northerly line of the property conveyed to Nathan Wall and wife, said point being the point at which the line would converge with the said Wall's northerly line; thence in a southeasterly direction and along the northerly line of the property conveyed to Nathan Wall and wife, of record in Book 2139, page 509, to the point of beginning.

BEING the same property conveyed to Nathan Wall and wife, Roberta Wall, from Byron W. Curtis and wife, Ernestine L. Curtis, of record in Book 2139, page 491, and from Hubert Head and wife, Florry Head, of record in Book 2139, page 509, said Register's Office, (the said Roberta Wall having since died).

DEC28	CONV	24,000.00			
DEC28	MORT'G	18,000.00			
DEC28 S'TAX			B*	62.40	
DEC28 S'TAX			B*	16.00	
DEC28 PR'FEE			B*	.50	
DEC28	W'DEED		B*	6.00	* 84.90

This is unimproved ( ) 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 Donald Eugene Wall his *(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* Donald Eugene Wall his *(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 Donald Eugene Wall *hereinafter referred to as trustors, hereby transfer and convey unto* Hunter Short, *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.

BOOK 5237 PAGE 813

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 28 *day of* December, *19* 77.

E43694

IDENTIFICATION REFERENCE

DEC 28 3 55 PM '77

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

Nathan T. Wall

Patricia H. Wall

Donald Eugene Wall

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Nathan Wall, Patricia H. Wall and Donald Eugene Wall

*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* 28 *day of* December, *19* 77.

THERESA MITCHELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission expires Dec 4 1980