BOOK 5253 PAGE 382

This Form furnished by Attorneys Title Company, Inc. **INSTALLMENT DEED** Form No. WD-4

FROM

John E. Dillard and wife,
Helen Marie Dillard

TO

Michael B. Mollard and wife,
Mary Kathleen Mollard

For draftsman's use

This instrument and the installment deed note secured herein, prepared at the direction of the grantor, by Jno. B. Cobb, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Mollard (NAME)	Michael B. Mollard (NAME)	61-15-110
1130 Ardee Ave. (STREET ADDRESS OR ROUTE NUMBER)	1130 Ardee Ave. (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 16 10 18 AM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

5086.3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 27,000.00 Michael B Mollard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 1978

Notary Public

MY COMMISSION EXPIRES: 1-18-80

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty Seven Thousand and No/100 ($27,000.00) DOLLARS

of which $ 2,000.00 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 $25,000.00, payable to the order of John E. Dillard and wife, Helen Marie Dillard as follows: On the 15th day of March, 1978, the sum of $200.00, and thereafter a like amount on the 15th day of each succeeding month, up to and including the 15th day of February, 1981. On the 15th day of March, 1981, the sum of $225.00, and thereafter a like amount on the 15th day of each succeeding month until paid in full. The installments include interest at the rate of 8-1/2% per annum; said payments to be applied first to interest and balance to principal until the entire amount, both principal and interest, shall have been paid in full, all in accordance with the terms and conditions as set out in said note.

It is hereby understood and agreed by the grantee that:
In the event of default within 15 days of each due date, the holder of said note may declare a penalty of $5.00 per week that payment is late. In the event the property is transferred or title becomes vested in some other person other than the maker of this note or the grantees, then the holder of said note must approve said transfer and assumption and be satisfied as to their credit report, employment and income so that annual taxes, insurance, principal and interest payments do not exceed one-fourth of the parties assuming annual income. The note may be paid off at any time with no penalty other than interest due on said note on the date it is paid in full; however, the party paying off said note shall give the holder of said note sixty days notice of the payoff.

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,

John E. Dillard and wife, Helen Marie Dillard 5253 PAGE 383

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

Michael B. Mollard and wife, Mary Kathleen Mollard

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

Land in Davidson County, Tennessee, being Lot No. 11 of Block"B" on the Map of Sunnymeade, as of record in Book 974, page 56 and 57, Register's Office for said County.

Said Lot No. 11 fronts 60 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to John E. Dillard and wife, Helen Marie Dillard, by deed from Roy L. Alderson and wife, Florence Alderson, of record in Book 2015, page 495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 1272, page 489, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1130 Ardee Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

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 Carolyn Briggs 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 15th day of February 19 78.

Michael B. Mollard

Michael B. Mollard

Mary Kathleen Mollard

Mary Kathleen Mollard

John E. Dillard

John E. Dillard

Helen Marie Dillard

Helen Marie Dillard

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 John E. Dillard and wife, Helen Marie Dillard and Michael B. Mollard and wife, Mary Kathleen Mollard 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 15th day of February 19 78.

John E. Dillard, Notary Public.

Commission expires 1-18-82

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

FEB16⁸⁰ CONV 27,000.00
FEB16⁸⁰ MORT'G 25,000.00
FEB16⁸⁰ S'TAX B* 70.20
FEB16⁸⁰ S'TAX B* 23.00
FEB16⁸⁰ PR FEE B* .50
FEB16⁸⁰ RECD B* 6.00 * 99.70

Witness my hand and seal, at office in _____,

this _____ day of _____, 19_____.

_____, Notary Public.

Commission expires _____