MLO Mechanical prepared by Mary L. Tate Clerk 3200 White Creek Ave Nash. Tn 37203

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

MYRNA FLORINE BRATTON, Unmarried

TO

GARY W. BLANCHETTE and wife
MARY FRANCES BLANCHETTE

For draftsman's use

BOOK 5273 PAGE 351

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1008 9th Street (NAME)	same (NAME)	11D27305
Old Hickory, Tn. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 105
Gary Blanchette (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

(FOR REGISTER'S USE)

E59797

IDENTIF. REFERENCE

APR 14 9 22 AM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 5,000 Gary W. Blanchette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April

Notary Public

MY COMMISSION EXPIRES: 6-1-80

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Five thousand dollars and no/100----
DOLLARS

of which $ 1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

Gary W. Blanchette and wife, Mary Frances Blanchette do hereby agree to pay the principal sum of four thousand dollars ($4,000) to grantor beginning on the 7th day of May, 1978 and monthly thereafter on the same day of each succeeding month. Said payments will be at the rate of one hundred eleven dollars for thirty five payments with a last payment of one hundred fifteen dollars. Said payments do not contain interest and no interest shall be paid on said note.

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,

and Myrna Florine Bratton, a widow

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

Gary W. Blanchette and wife, Mary Frances Blanchette,

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

Lot no. 17 of Block "B" on the unrecorded Plan of the Subdivision called Home Acres, described according to a survey made by Blanchard & Parrish Engineers, August 26, 1939, as follows:

Beginning on the westerly margin of Center Street at the southeast corner of the property conveyed to Mildred L. Johnson by deed from the Layman Foundation, of record in Book 1391, page 138, Register's Office for Davidson County, being the corner of Lot 16 and 17; thence with the line between said two lots westwardly 225 feet to the common corner of Lots 11, 12, 16 and 17; thence with the line between lots 11 and 17, southwardly 100 feet to the common corner of Lots 10, 11, 17 and 18; thence with the line between Lots 17 and 18, eastwardly 225 feet to the westerly margin of Center Street; thence with said street northwardly 100 feet to the beginning.

Being the same property conveyed to the said Florine Bratton by deeds of record in Book 3914, page 336, R.O.D.C. Tennessee and Book 4308 page 818, R.O.D.C. Tennessee. Myrna Florine Bratton and Florine Bratton being one and the same person.

unimproved ( )
This is improved ( ) property, known as 612 Center Street, Madison Tn.
(House Number) (Street) 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 Stanley Sidicane 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 $ 5,000 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:

To satisfy costs, the indebtedness with balance left to grantees.

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 7 day of April 19 78.

x Myrna Florine Bratton
Myrna Florine Bratton
A Widow

x Gary W. Blanchette
Gary W. Blanchette

x Mary Frances Blanchette
Mary Frances Blanchette

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Stanley H. Sidicane, a Notary Public in and for said County and State, the within named Myrna Florine Bratton, Gary W. Blanchette and Mary Frances Blanchette

the bargainor, 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 7th day of April, 19 78

Notary Public

Commission expires 6-1-80

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 himself 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 himself as .

APR 14 78 CONV *5,000.00
APR 14 78 MORT'G *4,000.00
APR 14 78 S'TAX B* 17.00
APR 14 78 S'TAX B* 2.00
APR 14 78 PR'FEE B* .50
APR 14 78 R'DEED B* 4.00 * 19.50

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .