Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Hughes et ux	Same	Part 187-22.1
(NAME:	(NAME:	Part 5D21531
3746 Edgewater Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn., 37217		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twelve Thousand and no/100 - - - -

($12,000.00) - *Dollars,*

of which Four Thousand and no/100 ($4,000.00) - - - - - - - - - - - - - -

- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Eight Thousand and no/100

($8,000.00) - *Dollars,*

- - - - - Michael L. Hughes and wife, Gail L. Hughes - - - - - - -

- *have executed*

their installment deed note, dated May 4, 1978, in the principal sum of Eight Thousand and no/100 ($8,000.00) dollars, payable to the order of Charles C. Bonds and wife, Rachel Y. Bonds, payable in five (5) annual installments, as follows: (1) May 4, 1979, the sum of $1,600.00, plus accrued interest on the unpaid balance at the rate of 9% per annum, (2) on May 4, 1980, the sum of $1,600.00 plus accrued interest on the unpaid balance at the rate of 9% per annum, (3) on May 4, 1981, the sum of $1,600.00 plus accrued interest on the unpaid balance at the rate of 9% per annum, (4) on May 4, 1982, the sum of $1,600.00 plus accrued interest at the rate of 9% per annum, and (5) on May 4, 1983, the sum pf $1,600.00 plus interest on the unpaid balance at rate of 9$ per annum. Purchasers may pay any installment on said note prepaid without penalty.

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, Charles C. Bonds and wife, Rachel Y. Bonds, - - - - - - - - - - -

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

- - - - - - Michael L. Hughes and wife, Gail L. Hughes, - - - - - - -

- their *(successors), heirs and assigns,*

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

A certain tract or parcel of land in the 31st Councilmanic District of Davidson County Tennessee, being Lot No. 8 on the Subdivision of Charles C. Bonds and wife property as of record in Book 4694, page 151, Register's Office for Davidson County, Tennessee, and described according to a survey made by McConnell Engineering dated April 15, 1978, as follows:

BEGINNING at a point in the southerly margin of Battle Road, said point being the Southwest corner of Lot 9 of said Subdivision; running thence along the northerly boundary of Battle Road 204.30 feet West, said point being the southeast corner of Lot 7 of said subdivision; thence along the easterly line of Lot 7, North 2° 14' 21" West 618.02 feet to a point in the southern boundary of Lot 10 of said subdivision, said point being the northeast corn r of Lot 7; thence North 73° 15' 51" East along the southerly boundary of Lot 10, 210.33 feet to a point, said point being the northwest corner of Lot 9 of sais Subdivision; thence South 2° 14' 21" East along the westerly boundary of Lot 9 of said subdivision 670.67 feet to the point of beginning, containing 3.00 acres more or less.

Being part of the same property conveyed to Charles C. Bonds and wife, Rachel Y. Bonds, by deed from Dean Greenfield and wife, Bonnie Greenfield, of record in Book 4694, page 151, Register's Office for Davidson County, Tennessee.

This conveyance is expressly subject to the following agreements, covenants and restrictions to run with the land herein conveyed for a period of twenty (20) years:

1. No residence shall be constructed with less than 1500 square feet of living area, excluding garages and porches, the plans and specifications to be approved by Charles C. Bonds and wife, Rachel Y. Bonds or their agent.

2. No chickens or hogs to be raised or kept on said premises; any live stock to be keep thereon shall not exceed one cow per acre.

3. No trailers, temporary or permanent, shall be placed upon said remises.

4. All outbuildings to be approved by sellers.

5. No commercial activity shall be conducted on said premises.

6. Said tract of land is not to be subdivided.

7. No storage of junk cars, storage of building materials, or any other offensive or unsightly storage to be placed on said tract

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transactions is $12,000.00

Subscribed and sworn to before me this 4th day of May, 1978.

______________________, Notary Public.
My Com. expires: ______________.

This is improved (ax) unimproved property, known as an acreage tract on Burkett Road., Davidson County.
(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 - - - Michael L. Hughes and wife, Gail L. Hughes, their - *(s)* *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.*, except 1978 Metro taxes which are being pro rated.

This deed drafted by:
Harry G. Nichol, Atty.
711 J.C.Bradford Bldg.,
Nashville, Tenn. 37219.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael L. Hughes and wife, Gail L. Hughes - their *(XXXXXX), 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 Michael L. Hughes and wife, Gail L. Hughes, - *hereinafter referred to as trustors, hereby transfer and convey unto* Henry F. Todd, Jr., *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 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 4th *day of* May, *19* 78

Charles C. Bonds

Rachel Y. Bonds

Michael L. Hughes

Gail L. Hughes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Charles C. Bonds and wife, Rachel Y. Bonds, and Michael L. Hughes and wife, Gail L. Hughes, *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, Davidson County, *Tennessee, this the* 4th *day of* May, *19* 78.

HARRY G. HOLT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

[illegible] *Notary Public*

Commission expires July 21, 1981

STATE OF.....

COUNTY OF.....

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Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....*,*
this.....*day of*.....*, 19*.....

.....*Notary Public*

Commission expires.....

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 corporatoin by .....*self as*.....

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

.....*Notary Public*

Commission expires.....

INSTALLMENT DEED

FROM

CHARLES C. BONDS ET UX

TO

MICHAEL L. HUGHES ET UX

IDENTIF. REFEREN

MAY 4 10 23 AM

DAVIDSON COUNTY, TENN.

Mail to: Chas. C. Bonds
Battle Road.; RFD
Antioch, Tenn., 37013.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

MAY-4-78	CONV	12,000.00			
MAY-4-78	MORT'G	*8,000.00			
MAY-4-78	S'TAX		B*	31.20	
MAY-4-78	S'TAX		B*	6.00	
MAY-4-78	PR'FEE		B*	.50	
MAY-4-78	W'DEED		B*	8.00	* 45.70