Rec $.94 PREPARED BY Leon Gilbert 3RD Nat'l BK Bldg Nashville Tenn 37219

MAIL DEED TO Bill Martin P.O. Box 55329 Nash 37205

Installment Deed

* ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILL HENRY MARTIN,	SAME	8 DA 6170
(NAME:) 1714 ST. LOUIS AVE.,	(NAME:)	81-7-172
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE)	BOOK 5325 PAGE 672

FOR AND IN CONSIDERATION of the sum of NINETY-NINE HUNDRED FIFTY AND NO/100 ($9950.00) DOLLARS, of which TWO HUNDRED AND NO/100 ($200.00) DOLLARS has been paid in cash by Bill Henry Martin to Jack J. Cohen and [redacted] wife, Bessie D. Cohen, and Leon Gilbert, the receipt of which is hereby ~~[redacted]~~ acknowledged, and for the remainder, NINETY-SEVEN HUNDRED FIFTY AND NO/100 ($9750.00) DOLLARS, the said Bill Henry Martin has executed and delivered his one note in said amount, dated August 2nd, 1978, payable to the order of Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, in monthly installments of ONE HUNDRED TWENTY AND NO/100 ($120.00) DOLLARS each for the first ten installments, and thereafter EIGHTY-SIX AND 33/100 ($86.33) DOLLARS EACH until the entire principal amount of said note is paid in full by applying said payments first to interest at the rate of ten per cent per annum on the unpaid principal amount of said note, and the remainder of each payment to be applied on said unpaid principal amount of said note until said note is paid in full, the first installment on said note being due August 2nd, 1978, and thos following due on the second day of each consecutive month until the entire principal amount of said note and interest are paid in full,

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, the said Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, hereinafter referred to as SELLERS,

have this day bargained and sold, and do hereby transfer and convey unto the said Bill Henry Martin, hereinafter referred to as Buyer, his

[redacted] *heirs and assigns,*

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

Being Lot No. 42 on the Plan of Shield's Second Addition to North Nashville, of record in Book 57, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 50 feet on the north side of St. Louis Street and extends back between parallel lines, 150 feet to an alley.

Being the same property the title to which is vested in the undersigned Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, by order of The Probate Court of Davidson County, Tennessee, in the cause of Jack J. Cohen , et ux., et al, Plaintiffs vs. Richard Holt, Jr., et al., Defendants, No. 63202, a certified copy of which order is of record in Book 5317, page 341, Register's Office for Davidson County, Tennessee, to which reference is here made.

The Buyer herein, Bill Henry Martin, hereby specifically agrees that he will not sell, convey, transfer or further encumber said property without the prior writeen consent of the Sellers herein, Jack J. Cohen and wife, Bessie D Cohen, and Leon Gilbert.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9950.00

Affiant

Subscribed and sworn to before me, this the 1ST day of AUGUST, 1978. 19

My commission expires: 2-11-80

(Affix Seal)

Notary Public

ARTHUR HOPPER NOTARY PUBLIC DAVIDSON CO. TENN.

AUG 16 78	CONV	*9,950.00			
AUG 16 78	MORT'G	*9,750.00			
AUG 16 78	S'TAX		B*	25.74	
AUG 16 78	S'TAX		B*	7.70	
AUG 16 78	PR'FEE		B*	.50	
AUG 16 78	W'DEED		B*	6.00	* 39.94

unimproved
This is improved (X) property, known as 1714 ST. LOUIS AVE., 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 BILL HENRY MARTIN, A SINGLE MAN, HIS ~~&&&&&&&&~~, *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 tax to be paid by BILL HENRY MARTIN.

WE *further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to said real estate to said* BILL HENRY MARTIN, HIS ~~&&&&&&&&~~, *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 BILL HENRY MARTIN, A SINGLE MAN, *hereinafter referred to as trustors, hereby transfer and convey unto* JOHN NANNI, *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 $ insurable value, *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.

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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.

3rd &&d. *To the payment of all taxes which may be unpaid on said premises.*

2nd &&d. *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 2nd *day of* AUGUST, *19* 78

E 83095

IDENTIF. REFERENCE

AUG 16 10 46 AM '78

FELIX Z. ... SON II REGISTER
DAVIDSON COUNTY, TENN.

Leon Gilbert
LEON GILBERT

Jack J. Cohen
JACK J. COHEN

Bessie D. Cohen
BESSIE D. COHEN

Bill Henry Martin
BILL HENRY MARTIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* JACK J. COHEN AND WIFE, BESSIE D. COHEN, LEON GILBERT, AND BILL HENRY MARTIN,

*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* 2nd *day of* AUGUST, 1978, *19*

Sarah Harper
Notary Public

Commission expires 2-11-80

SARAH HARPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.