Installment Deed

BOOK 5329 PAGE 651

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. BUNCH, et ux		PART OF
(NAME:) 1100 North 6TH Street	(NAME:) SAME	2-11
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37207	(STREET ADDRESS)	10D 21430
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWENTY- SIX THOUSAND AND NO/100---------- ($26,000.00) *Dollars, of which* ONE THOUSAND AND NO/100---------- ($1,000.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* TWENTY-FIVE THOUSAND AND NO/100---------- ($25,000.00) *Dollars,* James L. Bunch and wife, Myrtle A. Bunch *have executed* their joint and several promissory note in the principal amount of Twenty-five Thousand and NO/100 ($25,000.00) Dollars payable to Harold H. Gilliam and wife, Melba Jean Gilliam, in One Hundred Twenty (120) monthly installments of Three Hundred Sixteen and 69/100 ($316.69) Dollars, including principal and interest at the rate of Nine per cent (9%) per annum, the first payment being due September 1, 1978.

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, HAROLD H. GILLIAM and wife, MELBA JEAN GILLIAM *have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES L. BUNCH and wife, MYRTLE A. BUNCH, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Beginning at a point in the southwest margin of U. S. Highway No. 41-E, being the outheast corner of the property conveyed to J. J. Jones and wife in a deed of ecord in Book 1224, page 436, Register's Office for Davidson County, Tennessee, and f record in Book 96, page 497, Register's Office for Robertson County, Tennessee; hence North 88 3/4° west 1683' to a stone; thence South 27° west 369.6' to a black ak; thence South 88½° west 126.62' to a point; thence north 79 ½° west 135.3' to point; thence North 30° west 222.75' to a point; thence North 52° west 207.24' to point; thence North 1.75° east 462'; thence North 66° west 330' to a point in the asterly margin of Baker Road; thence with the margin of said road to an iron pin n the south right-of-way of said road being the westerly corner of the property onveyed to Julius W. Palmer by deed from Howard L. Caughron of record in Book ___, age___, Register's Office for Davidson County, Tennessee; thence South 63° 51' 37" ast to a point in the southwesterly margin of U. S. Highway 41E; thence with the aid right-of-way 300' to the point of beginning, containing 34 acres, more or less. eing the same property conveyed to Harold H. Gilliam and wife, Melba Jean Gilliam y deed from Howard L. Caughron and wife, Marguerite Caughron, of record in Book 239, page 846, Register's Office for Davidson County, Tennessee.

NCLUDED in the above description, but expressly excluded from this conveyance is he below described property: Beginning at a point in the southwesterly margin of .S. Highway 41E; thence with the said right-of-way 300' to a point; thence North 8 3/4° west 800' to a point; thence N 39° 53' West 914.36' to a point; thence South 3° 51' 37" East to the point of beginning, containing 4 acres, more or less. Being part of the same property conveyed to Harold H. Gilliam and wife, Melba Jean illiam by deed from Howard L. Caughron, et ux, of record in Book 5239, page 846, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 23 day of August 19 78

Affiant

My commission expires: October 28, 1978

(Affix Seal)

Notary Public

GRANTOR RESERVES THE RIGHT TO ENTER ONTO THE PROPERTY, CUT AND REMOVE TIMBER FOR A PERIOD OF TWENTY MONTHS FROM DATE OF THIS INSTRUMENT.

unimproved ( ) This is improved (X) 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 grantees, their *(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* grantees, their *(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 James L. Bunch and wife, Myrtle A. Bunch *hereinafter referred to as trustors, hereby transfer and convey unto* Douglas R. Berry, *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 $ n/a *, 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 Registers Office for 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.

Witness our s *hand* s *this* 23 *day of* August, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harold H. Gilliam
HAROLD H. GILLIAM

James L. Bunch
JAMES L. BUNCH

Melba Jean Gilliam
MELBA JEAN GILLIAM

Myrtle A. Bunch
MYRTLE A. BUNCH

THIS INSTRUMENT WAS PREPARED BY: DOUGLAS R. BERRY, ATTORNEY AT LAW
907 TWO MILE PARKWAY, GOODLETTSVILLE, TENNESSEE 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Harold H. Gilliam, Melba Jean Gilliam, James L. Bunch and Myrtle A. Bunch

*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 Goodlettsville, Tennessee, *this* 23 *day of* August, *19* 78

Douglas R. Berry
Notary Public

DOUGLAS R. BERRY ★ NOTARY PUBLIC ★ DAVIDSON COUNTY ★ STATE OF TENNESSEE ★ AT LARGE

Commission expires October 28, 1978

STATE OF TENNESSEE
COUNTY OF

AUG25'78	CONV	26,000.00			
AUG25'78	MORTG	25,000.00			
AUG25'78	STAX		B*	97.50	
AUG25'78	MTGTAX		B*	23.00	
AUG25'78	PRFEE		B*	50	
AUG25'78	WDEED		B*	4.00	* 95.10

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* .....

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

.....*Notary Public*

Commission expires .....

INSTALLMENT DEED

FROM HAROLD H. GILLIAM, et ux

TO JAMES L. BUNCH, et ux

TITLE INSURED-POLICY NUMBER:

84927

IDENTIF. REFERENCE

AUG 25 9 18 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
U-LIFE TITLE INSURANCE
Company of New York