This Instrument Was Prepared
By: Owen W. Pedigo of The
Law Firm: Pedigo & Scandon
Stahlman Bldg., Nashville, TN

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Dixon	Same	118-1-212 KS
(NAME:)	(NAME:)	
901 Clayton Ave.		BOOK 5349 PAGE 302
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37204		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND FIVE HUNDRED AND NO/100 ($12,500.00) *Dollars,*

of which TWO THOUSAND AND NO/100 ($2,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder TEN THOUSAND FIVE HUNDRED AND NO/100 ($10,500.00) *Dollars,*

Charles H. Dixon and wife, Viola E. Dixon

have executed
an installment deed note of even date herewith in the principal amount of $10,500.00 payable to the order of Mildred Lee Owen. Said note is payable in monthly installments of $167.50 per month, including interest at the rate of 10% per annum on the unpaid principal balance, with the first installment due and payable one month from even date and thereafter on the same day of each succeeding month a like amount is due and payable until the entire amount both principal and interest have been 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,

Mildred Lee Owen, a single person

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

Charles H. Dixon and wife, Viola E. Dixon

their ~~heirs~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being the easterly part of Lot No. 140 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County, as follows:

Beginning at the southwest corner of Tenth Avenue, South, formerly Pomeroy Avenue and Montrose Avenue, formerly Bethel Street, being the northeast corner of said lot; thence with the southerly margin of Montrose Avenue westerly 75.6 feet, more or less, to the northeast corner of the lot conveyed by Geo. M. Carroll and wife, to Miss Willie R. Cooper, by deed of record in Book 359, page 391, said Register's Office; thence with her easterly line southerly 170 feet, more or less, to the northerly margin of an alley; thence with said alley easterly 83.2 feet, more or less, to the westerly margin of Tenth Avenue, South; thence with the westerly margin of Tenth Avenue South, northerly 172.7 feet to the beginning.

Being the same property conveyed to Mildred Lee Owen by deed from John E. Brooks and wife, Mary Brooks, of record in Book 5349, page 300, Register's Office for Davidson County, Tennessee.

Continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 9th day of Oct., 1978

Affiant

My commission expires: 11-12-80 (Affix Seal)

Notary Public

NOTARY PUBLIC · G. TRABER · TENN. · DAVIDSON COUNTY

Notwithstanding that the property conveyed hereunder is encumbered by liens evidenced by instrument of record in Book 4713, page 954, and Book 4491, page 121 Register's Office for Davidson County, Tennessee, it is agreed that the grantees have not become liable for and do not directly, indirectily, expressly or impliedly become liable for, or assume, any indebtedness for or under said instruments of record, or any obligation in connection therewith, by way of indemnity or otherwise, to the grantors or mortgagee of said deed of trust or anyone else, for the principal, interest or any other sums payable or to become payable under, or by reason of, the said mortgage or any obligations or undertakings in connection therewith.

Upon the full payment of the consideration herein, the Grantor, Mildred Lee Owen, will secure a release of the property herein conveyed from the liens as evidenced by said instruments of record in Book 4713, page 954 and Book 4491, page 121, Register's Office for Davidson County, Tennessee.

It is agreed by all parties herein that the Grantor, Mildred Lee Owen, shall pay said indebtedness secured by the instruments of record in Book 4713, page 954 and Book 4491, page 121, Register's Office for Davidson County, Tennessee as they become due out of the payments which are made to her on the note described herein.

The Grantors agree that if they fail to payoff the encumbrances of record they will pay all attorneys fees, court costs and other expenses incurred by the grantee to enforce the agreements set forth in this instrument.

unimproved ( )
This is improved ( ) 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 Charles H. Dixon and wife, Viola E. Dixon *their* (DEVISEES), *heirs and assigns forever.* I *covenant that* I am *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 as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles H. Dixon and wife, Viola E. Dixon, their (DEVISEES), *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 Charles H. Dixon and wife, Viola E. Dixon *hereinafter referred to as trustors, hereby transfer and convey unto* Dewey W. Pedigo, *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 6 *day of* October, *19*78.

Mildred Lee Owen

Charles H Dixon

Mrs. Viola E. Dixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, *a Notary Public in and for said County and State,* Mildred Lee Owen and

the within named bargainorS, 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* 6 *day of* October, *19*78.

Commission expires 5-18-81

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

BOOK 5349 PAGE 305

Personally appeared before me, The undersigned, *a Notary Public in and for said County and State,* Charles H. Dixon And Viola E. Dixon

the within named bargainor 9, *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 *this* 9th *day of* Oct., 19 78

Notary Public

Commission expires 11-12-80

WILLIAM TRABER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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* .....

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

.....*Notary Public*

Commission expires .....

OCT 11 78	CONV	12,500.00				
OCT 11 78	MORT'G	10,500.00				
OCT 11 78	S'TAX		B*	32.50		
OCT 11 78	S'TAX		B*	8.50		
OCT 11 78	PR'FEE		B*	.50		
OCT 11 78	W'DEED		B*	8.00	*	49.50

MAIL TO:
W. G. TRABER
P.O. Box 22255
NASHVILLE, TENN. 37214

INSTALLMENT DEED

FROM

MILDRED LEE OWEN

TO

CHARLES H. DIXON, ET UX

E 9307.07

IDENTIF. REFERENCE

OCT 11 2 19 PM '78

FELIX A. ... REGISTER
DAVIDSON ... TENN.

MAIL TO:
W. G. TRABER
P.O. Box 22255
NASHVILLE, TENN. 37214

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

PD $100.00 CATHON