Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John K. Bernal, Jr.	Same	119-5
(NAME:)	(NAME:)	par. 152
2601 Nolensville Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Re
Nashville, TN 37211		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

--Fifty Two Thousand Five Hundred ($52,500.00) ---------- *Dollars,*

~~*of which*~~ .....

..... *Dollars,* ~~*has been paid in cash,*~~

~~*the receipt of which is hereby acknowledged, and for the remainder*~~ .....

..... ~~*Dollars,*~~

.....

for which sum John K. Bernal, Jr. and Ruby K. Bernal ha ve *executed* note, payable in monthly installments of Six Hundred Ninety Three and 79/100 Dollars ($693.79) each for 120 months, commencing on the 1st day of July, 1979, and ending on the 1st day of June, 1989,

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, David M. Bernal and wife, Katherine, Margaret Bernal Ezell and husband, William Robert Ezell, and Bettye Jane Bernal Allen (a single person)

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

John K. Bernal, Jr., his .....

.....*(successors), heirs and assigns,*

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

Being Lot No. 509 on the plan of Grandview Heights Addition, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 509 fronts 50 feet on the westerly side of Nolensville Road or Fourth Avenue, South, and runs back between parallel lines, with the southerly margin of Woodbine Street, 150 feet to an alley.

Being the same property conveyed to John K. Bernal, Sr. and wife, Della M. Bernal, by deed from C. Vance Hickerson and wife, of record in Book 1784, page 580, Register's Office for said County.

The said John K. Bernal, Sr. died in Nashville, Tennessee on April 24, 1974, and the said Della Morgan Bernal died intestate in Davidson County, Tennessee on March 31, 1975.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 52,500.00

Subscribed and sworn to before me, this the 25th day of July 1979

John K. Bernal, Jr.
Affiant

My commission expires: October 19, 1982
(Affix Seal)

Notary Public

07/25 1979 0355 CHECK

unimproved ( )
This is improved (X) property, known as 2601 Nolensville Road, Nashville, TN 37211
(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 John K. Bernal, Jr., his ..... *(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* John K. Bernal, Jr., his ..... *(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 John K. Bernal, Jr. ..... *hereinafter referred to as trustors, hereby transfer and convey unto* Frank M. Newman, *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 $52,500.00, *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 [illegible] *of* [illegible] *to the* [illegible] *all the* [illegible] *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 25th *day of* July, *19* 79

David M. Bernal

Katherine Bernal

Margaret Bernal Ezell

William Robert Ezell

Bettye Jane Bernal Allen

John K. Bernal, Jr.

Ruby K. Bernal

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frank M. Newman, *a Notary Public in and for said County and State,* David M. Bernal and wife, ~~Katherine~~ Kathryn M. Bernal, and Margaret Bernal Ezell and husband, William Robert Ezell

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* 25th *day of* July, *19* 79

Frank M. Newman, *Notary Public*

FRANK M. NEWMAN NOTARY PUBLIC DAVIDSON COUNTY

Commission expires October 17, 1982

TATE OF TENNESSEE
~~GEORGIA~~
DAVIDSON
UNTY OF ~~FULTON~~

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Personally appeared before me, Frank M. Newman, *a Notary Public in and said County and State,* Bettye Jane Bernal Allen

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

Witness my hand and official seal at ~~Atlanta, Georgia~~ Nashville, Tenn.,
7th *day of* July, *19*79.

Frank M. Newman *Notary Public*

amission expires Oct. 17, 1982

TATE OF TENNESSEE }
UNTY OF DAVIDSON }

Before me, Frank M. Newman, *a Notary Public of the State and nty aforesaid, personally appeared* John K. Bernal, Jr. and Ruby K. Bernal, *n whom I am personally acquainted, and who, upon oath, acknowledged* ~~self to be of the within named bargainor, a corporation, and that~~ they ~~as such g authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of corporation by self as~~.

Witness my hand and seal, at office in Nashville, Tennessee,
26th *day of* July, *19*79.

Frank M. Newman *Notary Public*

amission expires October 17, 1982

THIS INSTRUMENT HAS BEEN PREPARED BY JOSEPH G. CUMMINGS,
TTORNEY AT LAW, 21st FLOOR FIRST AMERICAN CENTER,
SHVILLE, TENNESSEE 37238.

IDENTIF. REFERENCE

JUL 25 3 48 PM '79
FEE $ ... 500 TAX
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM
David M. Bernal, et ux, et al

TO
John K. Bernal, Jr.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52500.00- CO 5250..00- MO 136.50 CO TX 50.50 MO TX .50 PRFE.. 12.00 MDE.D CHECK 19 .50-	
			9170A07/25/79 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-42220

IDENTIF. REFERENCE

JUL 25 3 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 699827