6151 08/22 136.50- CHECK

# Installment Deed

BOOK 5486 PAGE 739

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bobby Ray Matthews, et ux | Same | 48 |
| (NAME:) 5059 Drakes Branch Road | (NAME:) Same | Par- 64 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37218 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Thirty-Five Thousand One and no/100---- ----------($35,001.00) *Dollars,*

*of which* One and no/100---------- ----------($1.00 ) *Dollars, has been paid in cash,*

*the receipt of which is hereby acknowledged, and for the remainder* Thirty-Five Thousand and no/100 ----------($35,000.00) *Dollars,*

we, Bobby Ray Matthews and wife, June Carlene Matthews

*ha*ve *executed*

their one joint promissory note for Thirty-Five Thousand and no/100 ($35,000.00) Dollars payable in monthly installments of Two Hundred Ninety-Four and 30/100 ($294.30) Dollars per month beginning on October 1, 1979, and continuing on the first of each succeeding month until the total principal and interest have been paid. This note bears interest at the rate of 9.5% annually and said interest is included in each monthly payment. This note is for a period of thirty (30) years.

*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,*

Max Allen Loftin and wife, Joyce Loftin

*have this day bargained and sold, and do hereby transfer and convey unto the said* Bobby Ray Matthews and wife, June Carlene Matthews their *(successors), heirs and assigns,*

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

LAND in the 13th, old 23rd, Civil District of said County and State, described as follows:

BEGINNING at a point on the west margin of Drakes Branch Road at the northeast corner of the property conveyed to Bobby Ray Matthews and wife, by deed from Paul Ronald Webb and wife, of record in Book 4706, page 287, Register's Office for said County; thence along Matthews' north line, north 88 degrees west 546 feet to Matthews' northwest corner; thence sourth 1 degree 30 minutes west 176 feet to the northwest corner of Bobby Ray Matthews' 5.2 acre tract of land, as of record in Book 4719, page 992, Register's Office for said County; thence sourth 1 degree 30 minutes west 360 feet to the southwest corner of said 5.2 acre tract; thence north 70 degrees west 14 1/2 poles to hickory corner; thence north 56 degrees west 22 poles to hickory stake corner on top of ridge; thence leaving top of ridge, north 62 3/4 degrees west 49.6 poles to a stake; thence north 1 1/2 degrees east 30 1/2 poles to a stake with a sweet gum pointer; thence south 88 1/2 degrees east 76 3/4 poles to a beech; thence continuing eastwardly 300 feet to the west margin of said road; thence southeasterly 600 feet to the point of beginning, containing 27 acres, more or less.

CONTINUED ON REVERSE SIDE

35000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

Affiant

Subscribed and sworn to before me, this the 22 day of August, 19 79

Notary Public

My commission expires: 12-6-1980

(Affix Seal)

LEGAL DESCRIPTION CONTINUED FROM REVERSE SIDE:

BEING the same property conveyed to Max Allen Loftin by deed from Elsie Lillian Loftin as of record in Book 5425, page 198, Register's Office for said County. The said Joyce Loftin enters into this deed to release any interest she may have,being the wife of said Max Allen Loftin.

unimproved ( )
This is improved (XX)property, known as 5145 Drakes Branch Road, Nashville, TN 37218
(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* Bobby Ray Matthews and wife, June Carlene Matthews 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bobby Ray Matthews and wife June Carlene Matthews, 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* Bobby Ray Matthews and wife, June Carlene Matthews *hereinafter referred to as trustors, hereby transfer and convey unto* Charles C. Morrow, *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 $* 25,000.00, *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 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* 2 *day of* August, *19* 79

Max Allen Loftin

Joyce Loftin

Bobby Ray Matthews

June Carlene Matthews

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Max Allen Loftin, Joyce Loftin, Bobby Ray Matthews and June Carlene Matthews

*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* 2 *day of* August, *19* 79.

CHARLES C. MORTON NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

*Notary Public*

*Commission expires* 10-6-1980

STATE OF.....
COUNTY OF.....

*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 corporation by .....self as.....*

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

.....*Notary Public*

*Commission expires.....*

# INSTALLMENT DEED

FROM

MAX ALLEN LOFTIN, ET UX

TO

BOBBY RAY MATTHEWS, ET UX

THIS INSTRUMENT PREPARED BY:

Charles C. Morrow
Attorney at Law
3221 Nolensville Road
Nashville, TN 37211
Phone: 615-832-0138

47779

IDENTIF. REFERENCE

AUG 22 10 28 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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

BOOK 5486 PAGE 743

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 35001.00- CO | |
| | | | 35000.00- MO | |
| | | | 91.00 CO TX | |
| | | | 33.00 MO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK | 136.50- |
| 6151 | A | 08/22/79 | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47779

T
IDENTIF. REFERENCE

AUG 22 10 29 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706609