Prepared by Jean Heldt
3rd Nat'l Bank Bldg

Installment Deed

BOOK 5646 PAGE 374

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALEX SMITH ET UX.,	SAME	2 W 18345
(NAME): 1303 - 10th Ave N.	(NAME):	81-11-475
(STREET ADDRESS OR ROUTE NUMBER): Nash. Tenn	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of FIFTY-NINE HUNDRED FIFTY AND NO/100 ($5950.00) DOLLARS of which TWO HUNDRED AND NO/100 ($200.00) DOLLARS has been paid in cash by Alex Smith and wife, Joann M. Smith, to Jack Cohen and wife, Bessie Cohen, and Leon Gilbert, hereinafter referred to as Sellers, the receipt of which is hereby acknowledged, and for the remainder FIFTY-SEVEN HUNDRED FIFTY AND NO/100 ($5750.00) DOLLARS, the said Buers have executed and delivered their one note dated 9/3/80 for said amount payable to the order of Sellers in monthly installments of FIFTY-NINE AND 50/100 ($59.50) DOLLARS each, due respectively on the third day of each consecutive month immediately following the date of said note, 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 balance of said note, and the remainder of each payment to be applied on the unpaid principal balance due on said note 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 Sellers have this day bargained and sold, and do hereby transfer and convey to the said Buyers, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 114, on the plan of lots in the city of Nashville, known as "the additinn to the Town of Mcgavock", which plan is recorded in Book 21, page 41, Register's Office for said County.
Said Lot No. 114 fronts 50 feet on the westerly side of 11th Avenue, North, (formerly Fillmore Street), and extends back westwardly between parallel lines 150 feet to an alley.
Being the same property conveyed to the undersigned Sellers by deed Buford G. Frogge, Substitute Trustee, of record in Book _____, page _____, R. O. D. C., Tennessee, to which reference is here made.

Buyers hereby assume and agree to pay all taxes beginning with the year 1980, and further agree to assume responsibility for any and all notices or orders heretofore or hereafter issued relative to above described property by Metro Codes Commission or any other governmental agency or agencies.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is 5950.00

Subscribed and sworn to before me, this the _____ day of SEPTEMBER, 19 80

Affiant

My commission expires: 4-22-84 (Affix Seal)

Notary Public

This is Improved (XX) unimproved ( ) property, known as 1719 ELEVENTH AVE., N., NASHVILLE, TENN. (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 BUYERS, THEIR ..... *successors,*

..... 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 1980 TAX TO BE PAID BY BUYERS

WE ..... *further covenant and bind* OURSELVES, OUR ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* ..... BUYERS, 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 .....

ALEX SMITH AND WIFE, JOANN M. SMITH, (BUYERS)

JOHN NANNI, ... *hereinafter referred to as trustors, hereby transfer and convey unto* ..... *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.*

all taxes

Trustors further agree to pay // ...es and assessments thereon, general or special, and pay them when due, and, upon demand of said trustee or the lawful owner and holder of ... indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect ... 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.

3rd 2nd *2d. To the payment of all taxes which may be unpaid on said premises.*

3d. 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 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.

Witness our *hand* s *this* third *day of* September, 1980, , 19 , *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alex Smith
ALEX SMITH

Joann M. Smith
JOANN M. SMITH

Jack Cohen
JACK COHEN

Bessie Cohen
BESSIE COHEN

Leon Gilbert
LEON GILBERT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* JACK COHEN AND WIFE, BESSIE COHEN, LEON GILBERT, ALEX SMITH AND WIFE, JOANN M. SMITH,

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* 3rd *day of* SEPTEMBER, 1980, *19*

Linda Fisher
Notary Public

Commission expires 4-22-84

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

TO

USA

G 0 5 8 9 0

IDENTIF. REFERENCE

SEP 4 8 06 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF [illegible] 5666 PAGE 376

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			[illegible]	
			[illegible]	
			15.34 CO TX	
			3.70 MO TX	
			.50 PRFEE	
			[illegible]	
			[illegible]	30.54-
			[illegible]	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G05890

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IDENTIF. REFERENCE

SEP 4 8 06 AM '80

[illegible]

No. 777850