Installment Deed

BOOK 5687 PAGE 860

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theodore C. Bolling et ux	FIRST and MID-SOUTH MORTGAGE CO.	Map 82-12
(NAME:) 934 Silverdeen Street	(NAME:) P.O. Box 2568	Parcel 257
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tenn. 37219	19W-01555
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Five Hundred and no/100 ($18,500.00) *Dollars,*

of which One Thousand ($1,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Seventeen Thousand Five Hundred ($17,500.00) *Dollars,*

Theodore C. Bolling and wife, Keron T. Bolling their joint promissory Installment Deed Note bearing interest at the rate of 12% per annum, payable in 144 monthly installments of $229.85 each, beginning January 1, 1981. Said Installment Deed Note shall be subordinate to and inclusive of a prior Deed of Trust Note secured by a Deed of Trust of record in Book 3443, page 75, Register's Office for Davidson County, Tennessee, payable to Mid-South Mortgage Corp. in the original principal amount of $6,850.00, now reduced to $3,974.66, bearing interest at the rate of 5 1/4 % per annum, payable $37.88 per month plus escrow for insurance and taxes, which prior Note H.E. McClanahan agrees to pay and be responsible for, and which escrow for taxes and insurance, grantees hereunder agree to pay to grantor hereunder as same is paid,

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. I, H. E. McClanahan, Trustee with full power to mortgage, sell, transfer or convey without the joinder of any other,

have this day bargained and sold, and do hereby transfer and convey unto the said Theodore C. Bolling and wife, Keron T. Bolling, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee being Lot No. 19 on the Plan of D.D. Phillips Silverdene Park Subdivision, as of record in Book 421, page 31, Register's Office for said County.

Said lot fronts 50 feet on the southerly side of Silverdene Street and runs back between lines, along the easterly margin of an alley, 170 feet to another alley in the rear.

Being the same property conveyed to H.E. McClanahan, Trustee, by deed from Lucille Clark Hardaway, a widow, of record in Book 5423, page 612, Register's Office for said County.

H. E. McClanahan and wife, Katherine T. McClanahan join in the execution of this instrument for the purpose of conveying any interest they have in and to the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,500.00

Subscribed and sworn to before me, this the 3rd day of December 19 80

Affiant

My commission expires: 7.17.83 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (xx) property, known as 934 Silverdeen Street, Nashville, Tennessee (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 Theodore C. Bolling and wife, Keron T. Bolling, their *(successors), 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 hereinabove set forth. I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Theodore C. Bolling and wife, Keron T. Bolling, 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 Theodore C. Bolling and wife, Keron T. Bolling, their *hereinafter referred to as trustors, hereby transfer and convey unto* G. Thomas Shields *, 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 $ Reasonable 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.*

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 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* 1st. *day of* December, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H.E. McClanahan, Trustee

Theodore C. Bolling

H. E. McClanahan, Individually

Keron T. Bolling

Katherine T. McClanahan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* H.E. McClanahan, Trustee and H. E. McClanahan and wife, Katherine T. McClanahan *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* December, *19* 80.

R C Cox *Notary Public*

Commission expires 7.17.83

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Theodore C. Bolling and wife, Keron T. Bolling, *with whom I am personally acquainted, the within named bargainor* S who acknowledged that they *executed the foregoing instrument for the purpose therein contained,*

Witness my hand and seal, at office in Nashville, Tennessee, *this* 3rd. *day of* December, *19* 80.

R C Cox *Notary Public*

Commission expires 7-17-83

INSTALLMENT DEED

FROM H. E. McClanahan, Trustee

TO Theodore C. Bolling et ux

G 20869

IDENTIF. REFERENCES

DEC 8 11 00 AM '80

FELIX Z. W. SCHILLER, REGISTER
DAVIDSON COUNTY, TENN.

Prepared by:
G. Tarpley Shields
Attorney at Law
Suite 30, Cumberland Office Park
Nashville, TN 37214

RUSH

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____ BOOK 5687 PAGE 862

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] CO
[illegible] MO
[illegible] CO TX
[illegible] MO TX
.50 PRFE.
[illegible] ADDTO
CHECK 79.10-
850[illegible]12/09/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20869

IDENTIF. REFERENCE

DEC 9 11 00 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 796213