This Form furnished by Attorneys Title Company, Inc.

# INSTALLMENT DEED

Form No. WD - 4

9825

08/10 65.10- CHECK

**FROM**

Georgia Peterson, Anna C. L. King and Roberta Williams, sole heirs of Georgia Wiggins

**TO**

Anna L. Kelly, Joseph D. Kelly and Willie D. Cheatham

For draftsman's use

THIS INSTRUMENT PREPARED BY:
Foley & Weiss, Attorneys
1208 Fidelity Federal Building
Nashville, Tennessee 37219

BOOK 6113 PAGE 424

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anna L. Kelly (NAME) | OWNER (NAME) | 71-9-102 |
| 1809 Seminary St. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 13DA-1820 |
| Nashville TN 37207 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

H66281

IDENTIF. REFERENCE

AUG 10 2 23 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 16,000.00 Anna L. Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 83

Notary Public

MY COMMISSION EXPIRES: 4/22/84
(AFFIX SEAL)

**FOR AND IN CONSIDERATION OF the sum of** Sixteen Thousand and 00/100 **DOLLARS**

**of which $** 0.00 **has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees** have executed their joint promissory note of even date herewith payable to the order of grantors in 60 monthly installments of $199.82, including interest at 12.75% per annum beginning July 20, 1983, the remaining balance due June 20, 1988. (Reference is made to said note for complete terms and conditions.) Said note being in the original principal sum of $16,000.00.

**and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,**

Georgia Peterson, Anna C. L. King and Roberta Williams

**hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto** Anna L. Kelly and Joseph D. Kelly and Willie D. Cheatham

**herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:**

A certain lot of land located in the 17th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Lots 167, 168, 169 and 170 on the Map of Brooklyn Heights, as recorded in Book 332, page 140, of the Register's Office for Davidson County, Tennessee, said lots being described as follows:

Beginning at the southeast corner of the intersection of Brooks Avenue and Kassai Street, running thence easterly 215.4 feet along the southerly margin of Brooks Avenue; thence at right angles in a southerly direction 140 feet to an alley; thence at right angles westerly 156 feet; thence in a northwesterly direction 149.8 feet to the point of beginning.

Being the same property conveyed to Georgia Wiggins by deed from the First Savings Bank and Trust Company, Trustee, of record in Book 1023, page 316, Register's Office for Davidson County, Tennessee. The said Georgia Wiggins having since died and Georgia Peterson, Anna C. L. King and Roberta Williams are now the sole surviving heirs at law of Georgia Wiggins.

This is unimproved ( ) improved ( ) property, known as 1809 Seminary Street, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**TO HAVE AND TO HOLD** the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seised 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 the said real estate to said grantees, their 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto J. J. Foley, Jr. Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby 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 at least the sum of $ 16,000.00 until the notes herein secured are 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 and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, 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 notes, or any of said notes then past due and unpaid, all remaining unpaid notes 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 conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree 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:

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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 advise 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 notes 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 the grantees herein, their heirs, 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 20th day of June 19 83.

Anna L. Kelly

Joseph D. Kelly

Willie D. Cheatham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

X Lucius C. Lewers
Lucius C. Lewers

Georgia Peterson
By: George W. Lesley, Attorney-in-fact

Anna C. L. King
By: George W. Lesley, Attorney-in-Fact

Robert Williams
By: George W. Lesley, Attorney-in-fact

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna L. Kelly, Joseph D. Kelly and Willie D. Cheatham, the bargainor, 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 20th day of June, 19 83.

Notary Public

Commission expires 4/22/84

State of Tennessee
County of Davidson

On this 20th day of June, 1983, before me personally appeared George W. Lesley, to me known to be the person who executed the foregoing instrument in behalf of Georgia Peterson, Anna C. L. King and Roberta Williams and acknowledged that he executed the same as the free act and deed of said Georgia Peterson, Anna C. L. King and Roberta Williams.

Witness my hand and official seal at office at Nashville, Tennessee on this 20th day of June, 1983.

My Commission Expires: 4/22/84

Notary Public

STATE OF TENNESSEE

TIPTON COUNTY

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucias C. Lewers, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Covington, Tennessee, this 15 day of July, 1983.

Commission expires: 6-22-85

Peggy A. Ballard
Notary Public

## OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6113 PAGE 427

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 16000.00- CO | |
| | | | 16000.00- MO | |
| | | | 41.60 CO TX | |
| | | | 14.00 MO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 65.10- | |
| | | | 8825A08/10/83 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 2 8 1

IDENTIF. REFERENCE

AUG 10 2 23 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 970371