INSTALLMENT DEED

6294 74

For and in Consideration of the sum of

thirty-eight thousand and No/100 ($38,000.00) Dollars,

of which Three thousand one hundred fifty-six & 64/100 ($3,156.64) Dollars,

has been paid in cash by William R. Murray

the receipt of which is hereby acknowledged, and for the remainder

($34,843.36)

Thirty-four thousand eight hundred forty-three & 36/100..... Dollars,

the said William R. Murray has

assumed the remaining balance of a first mortgage in the amount of twenty-three thousand eight hundred thirty-three and 70/100 ($23,833.70) dollars which is payable to Charles E. Chilton and Helen Chilton and which is secured by a deed of record in Book 6036, page 943, Register's Office for Davidson County, Tennessee, and he has further executed his note of even date in the amount of eleven thousand and No/100 ($11,000.00) dollars payable to the Grantor herein and which is secured by this instrument. Said note bears interest at 10% per annum and provides for 180 monthly payments of $118.21 each, which includes both principal and interest.

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed,

Pamela Sue Bradford, a single person

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

William R. Murray, his heirs and assigns,

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

Being Not No. 1 on the Map showing the survey of Lot No. 108 and the resubdivision of Lots Nos. 105, 106 and 107 of Blocl "L" of the Lindsley Tract, as of record in Book 843, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 61 feet on the East side of South 14th Street and runs back between parallel lines along the south margin of Fatherland Street 150 feet to a dead line.

Being the same property conveyed to Pamela Sue Bradford by deed of record in Book 6030, page 250, Register's Office for Davidson County, Tennessee from Arthur Sansouci and wife, Lourdes Sansouci.

This is unimproved ( ) improved (X) property, known as 1400 Fatherland Street, Nashville, Tn. 37206
(House Number) (Street) P. O. Address (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said William R. Murray, his heirs and assigns forever. She covenant that she is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., excep as is indicated herein.
She further covenant and bind her heirs and representatives, to warrant and forever defend the title to said real estate to said William R. Murray, BOOK S294 PAGE 75 his 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 her in hand paid, he, the said William R. Murray

do hereby transfer and convey unto Charles L. Hendrix, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

He, the said William R. Murray 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 the insurable value 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.

He 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 he 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 he, the said William R. Murray 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 he 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; and he 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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. he 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. he 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:

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 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 William R. Murray 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 Charles L. Hendrix, Trustee, shall be vested in said successor.

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.

BOOK 5294 PAGE 76

IN WITNESS WHEREOF, we, the said Pamela Sue Bradford and William R. Murray hereunto set our hands at Nashville, Tennessee, this the 8th day of May 1984

Pamela Sue Bradford

PAMELA SUE BRADFORD

William R. Murray

WILLIAM R. MURRAY

STATE OF TENNESSEE

DAVIDSON **County**

Personally appeared before me, Charles L. Hendrix, a Notary Public in and for said County and State, the within named Pamela Sue Bradford and William R. Murray

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of May 1984

Charles L. Hendrix, Notary Public

Commission Expires April 21, 1985

STATE OF TENNESSEE

_____ **County.**

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6294 PAGE 77

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public

Commission Expires _____

I 2 2 7 5 9

IDENTIF. REFERENCE

MAY 17 1 23 PM '84

FELIX Z. HAISLIP, REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM
PAMELA SUE BRADFORD

TO
WILLIAM R. MURRAY

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Murray (NAME)	New owner (NAME)	Map 83-13
P. O. Box 188 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 299
Hermitage, Tn. 37076 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	23W 05190

THIS INSTRUMENT WAS PREPARED BY

Charles L. Hendrix
Attorney at Law
P. O. Box 40861
Nashville, Tn. 37204

Mail recorded deed to attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF May 1984

Notary Public

MY COMMISSION EXPIRES: April 21, 1985

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6294 PAGE 78

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

36000.00-	CONT.	
11050.00-	MORT.	
90.00	CSTAX	
9.00	MSTAX	
.50	PRFEE	
12.00	RDEED	
	CHECK	120.50-
7362A05/17/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 2 2 7 5 3

IDENTIF. REFERENCE

MAY 17 1 23 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0036855