Installment Deed

BOOK 7250 PAGE 326

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN NEWELL	(SAME)	MAP 092-02
Rt. 2, Box 193-G BEARWALLOW ROAD	(NAME)	Parcel 301
(STREET ADDRESS OR ROUTE NUMBER) ASHLAND CITY, TN 37015	(STREET ADDRESS)	11W 00585
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND AND ONE ($1,001.00)----------00/100 *Dollars,*

of which ONE ($1.00)----------00/100 *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder ONE THOUSAND ($1,000.00)----------00/100 *Dollars,*

JOHN NEWELL

ha S executed

ONE INSTALLMENT DEED NOTE

In the amount of ONE THOUSAND ($1,000.00) DOLLARS payable in FORTY-EIGHT (48) monthly installments beginning on the 1st day of JUNE, 1987, in the amount of FORTY-SEVEN DOLLARS AND EIGHT CENTS ($47.08) and continuing to be due on the 1st day of each successive month, with the final payment being due on the 1st day of MAY, 1989. The unpaid principal shall bear interest at the rate of TWELVE (12%) per centum per annum.

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,

CLAYTON BELL, widower

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

JOHN NEWELL

HIS *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows

BEING a part of the easterly thirty-five (35) feet of Lot No. 29 in Bransford Realty Company's Subdivision of Lots Nos. 35, 36 and 37 in E.T. Holman's Subdivision of Lots Nos. 41, 42 and 43 in Boyd McNairy's Subdivision of Lots. No. 1 to 10 inclusive, Nos. 17, 18 and 19 and Nos. 21 to 28 inclusive, Nos. 31 to 40 inclusive in Mrs. E.S. Clark's Subdivision of Lots Nos. 39, 40 and part of Lot No. 38 in Boyd McNairy's Subdivision as of record in Book 421, Page 90, Register's Office, Davidson County, Tennessee.

SAID conveyance expressly excludes 3,109 square feet, more or less, that was conveyed to the State of Tennessee for the use and benefit of the Department of Highways, said conveyance is of record in Book 4109, Page 946, Register's Office for Davidson County, Tennessee to which references is hereby made for a more complete and accurate description of the land excluded from this conveyance.

BEING part of the same land conveyed to Clayton Bell and wife, Mabel Bell, by deed from W.G. Gordon and wife, Luella Gordon of record in book 1316, Page 019, Register's Office for Davidson County, Tennessee. Said Mabel Bell having since died, this conveyance is being made by Clayton Bell, widower.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 1,001.00

Subscribed and sworn to before me, this the 27th day of MAY 19 87

Clayton Bell
Affiant

My commission expires: 1/21/90 (Affix Seal)

Monica L Edwards
Notary Public

unimproved (X)
This is improved ( ) property, known as 2420½ Jefferson Street; Nashville, TN 37208
(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

CLAYTON BELL

his *(successors), heirs and assigns forever.* do *covenant that* he 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*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

JOHN NEWELL, his

(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

JOHN NEWELL

hereinafter referred to as trustors, hereby transfer and convey unto George H. Thompson, III *, 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 $, 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 equity of redemption, statutory right of redemption, homestead, and all other exemptions and rights 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 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 words "Trustors" when used herein shall apply to parties both singular and plural.

Witness our *hand* s *this* 27th *day of* MAY, *19*87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clayton Bell
CLAYTON BELL

John Newell
JOHN NEWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *a Notary Public in and for said County and State, the within named* CLAYTON BELL and JOHN NEWELL *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 purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson Co., TN *this* 27th *day of* MAY, *19*87.

My commission expires 1/21/90 *Notary Public* Monica L Edwards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____ *and* _____ *with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged* _____ *to be the* _____ *and* _____ *respectively of* _____, *the within named bargainor, a corporation, and that* _____ *as such* _____ *and* _____, *executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said* _____ *as* _____ *and attesting the same by the said* _____ *as* _____.

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

_____ *Notary Public*

Commission expires _____

INSTALLMENT DEED

FROM
CLAYTON BELL

TO
JOHN NEWELL

THIS INSTRUMENT PREPARED BY:
George H. Thompson, III
Attorney at Law
112 Stahlman Building
Nashville, TN 37201

Published by

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. MILLS, REGISTER
DAVIDSON COUNTY, TN
MAY 28 1:31 PM

IDENTIFICATION REFERENCE
30384

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

RECEIVED OF _____

FOR _____

BOOK 7250 PAGE 328

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

1001.00- CAMT.
1000.00- MAMT.
2.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 9.30-
2333A05/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30384

IDENTIFT REFERENCE

MAY 28 1 31 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 86776