"WRAP AROUND" Installment Deed - Owner Financing

BOOK 7457 PAGE 922

This Form furnished by Attorneys Title Company, Inc.

**INSTALLMENT DEED**

Form No. WD - 4

**FROM**

J. T. MURPHREE, et ux

**TO**

ROBERT JENNINGS, et ux

For draftsman's use

THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, TN 37201

2149 01/28 0101 03CHECK 188.70

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Jennings, et ux | NO MORTGAGE ESCROW | Map 61-16 |
| PO Box 8235 (NAME) | (NAME) | |
| 4010 Kennedy Avenue | SEND TAX BILLS TO: | Parcel 241 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37216 37202 | SAME | 15DZ 32105 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

0088 IDENTIFICATION REFERENCE

JAN 28 10 35 AM '88

DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS

$ 49,000.00

J. T. Murphree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 19 88.

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 11-10-91

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Forty Nine Thousand ------ And No/00 ---------- (49,000.00) ---------- DOLLARS

of which $ 2,000.00 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 a promissory note in the principal sum of $47,000.00, bearing interest @ 12% per annum, payable to the order of J. T. Murphree and Winifred Murphree in monthly installments of $517.52 each, including principal and interest, commencing March 10, 1988, and continuing on the 10th day of each succeeding month until fully paid. A late charge of 5% will be charged and paid on any monthly payments due and not paid on or before 6 days after due date, (240 monthly installments),

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $47,000.00.

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,

J. T. Murphree and wife, Winifred Murphree,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Robert Jennings and wife, Linda Jennings,

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

Being the northerly 60 feet of the southerly 120 feet of Lots Nos. 40 & 42 on the Map of Kennedy & Graves Subdivision of Blocks C & D of Monte Vista, of record in Book 843, page 14, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 60 feet on the easterly side of Kennedy Avenue and run back between parallel lines 226.2 feet to a dead line.

Being the same property conveyed to J. T. Murphree and wife, Winifred Murphree, by deed from E. A. Carney, Trustee, of record in Book 7457 , page 138 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Vendor's Lien, as of record in Book 6349, page 330, R.O.C.C., TN, not assumed by buyers, which sellers agree to pay in accordance with the terms therein. Said Vendor's Lien is encompassed within and embraced by the Vendor's Lien herein created and should sellers fail to pay said lien in accordance with the terms required therein, buyers may pay same and deduct any sums paid from the monthly installments due on the Vendor's Lien herein created.

This is unimproved ( ) improved (XX) property, known as 4010 (House Number) Kennedy Avenue (Street) Nashville, TN 37216 (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 seized 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 apd bind ourselves, our heirs and represenatives, 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 Bob Herrman 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 $ Ins. Int. 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, 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 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:

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 27th day of January, 19 88.

J. T. Murphree
J. T. MURPHREE

Winifred Murphree
WINIFRED MURPHREE

Robert L. Jennings
ROBERT JENNINGS

LINDA JENNINGS
Linda H. Jennings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me _____, a Notary Public in and for said County and State, the within named J. T. Murphree, Winifred Murphree, Robert Jennings and Linda Jennings, 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, Tennessee, this 27th day of January, 1988.

James R. Carney
Notary Public

Commission expires 11-10-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

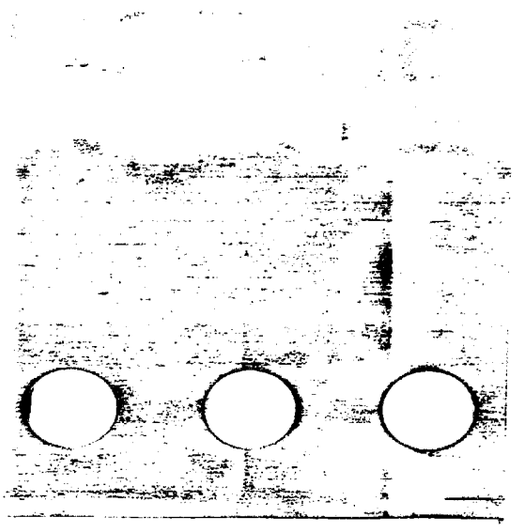
Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____ of the _____, the within named bargainor, a corporation, 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 _____.

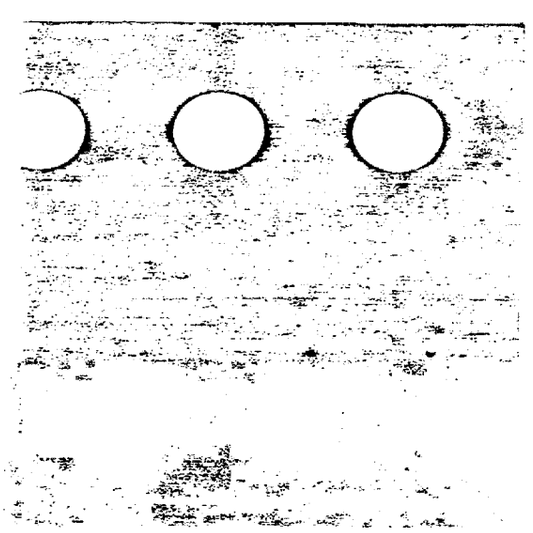
Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7457 PAGE 924

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 49000.00 |
| MAMT | 47000.00 |
| CON TX | 137.20 |
| MOR TX | 45.00 |
| PRFEE | 0.50 |
| MDEED | 6.00 |
| TOTAL | 188.70 |
| CHECK | 188.70 |

01/28/88 01 10:38 0001 2149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00888

IDENTIFICATION REFERENCE

JAN 28 10 35 AM '88

DAVIDSON COUNTY, TN

**No.** 57042