50-A

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INSTALLMENT DEED

Address of New Owner: Elois Hampton 2134 Gain St. Nashville, TN 37207	Send Tax Bills To: SAME
Map Parcel Numbers: 70-8 PAR 124 13DA 32050	THIS INSTRUMENT PREPARED BY: STEVEN M. MOORE, ATTORNEY AT LAW 30 MUSIC SQUARE WEST, SUITE 301 NASHVILLE, TN 37203 (615) 244-7300

Mail

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For and in consideration of five thousand five hundred dollars and no cents ($5,500.00), of which two thousand three hundred dollars and no cents ($2,300.00) has been paid in cash by the grantees, the receipt of which is hereby acknowledged, and for the remainder, the said grantees have given their note of even date in the amount of three thousand two hundred dollars and no cents ($3,200.00) payable to the grantors as therein set out; reference is here made to the to said note for the terms and conditions thereof; 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.

I, Mary Stapler, hereinafter referred to as the grantors, have this day bargained and sold, and do hereby transfer and convey unto Elois Hampton, hereinafter referred to as the grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, the description of which follows:

6359 06/15 0101 03CHECK 38.73

Being lots Nos. 61 and 62 on the Map of Haynie's Free Silver Plan of Lots, as of record in Book 161, page 76, Register's Office for said County.

Said lots 61 and 62 front and adjoin together 50 feet on the southerly side of Gaines Street, and run back between parallel lines 125 feet to an alley.

Being the same property conveyed to Mrs. Christine Oglesby by deed from Norman R. Stapler of Record in Book 4550 page 716 R.O.D.C.T.

Being the same property conveyed to Norman Stapler and Wife Mary Stapler by deed from Christine Oglesby of Record in Book 5465 page 996, Register's Office for said County.

This is improved property known as 2134 Gain Street, Nashville, TN

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 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 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 Elois Hampton, 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 five thousand five hundred dollars and no cents ($5,500.00) 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 30 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 20 days' notice by 3 publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the courthouse 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 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 ny the trustee as follows:

First: 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

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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.

Second: To the payment of all taxes which may be unpaid on said premises.

Third: To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Fourth: 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 use, 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 16 day of March, 1994.

Elois Hampton

Mary A Stapler

Norman R. Stapler

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Stapler and Elois Hampton, the within-named bargainers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal at Nashville, Tennessee, this 7th day of March, 1994.

Katherine D. Bluel
Notary Public

My Commission expires: My Commission Expires Nov. 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,500.00.

Mary A. Stapler
Affiant

Subscribed and sworn to before me, this 7th day of March, 1994.

Katherine D. Bluel
Notary Public

My Commission expires: My Commission Expires Nov. 25, 1995

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 3200.00.

61295
IDENTIF. ↑ REFERENCE

94 JUN 15 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3699 06/22 0101 01CASH 16.00

95 JUN 22 AM 8:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD
IDENTIF. ↑ REFERENCE
00722283