INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1003

FOR AND IN CONSIDERATION OF the sum of $5,700.00
----------FIVE THOUSAND SEVEN HUNDRED AND NO/100----------DOLLARS

of which $ 3,500.00 has been paid in cash by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee herein executed their one joint promissory note of even date herewith, for the sum of $2,200.00, payable to E. H. Ramsey, with interest at 6% per annum, both principal and interest payable $51.67 monthly, beginning one month from date, to be applied first to payment of interest on the principal amount, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal, until the entire amount is paid in full.

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, ... and wife, Annie [illegible]

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

. . . . . and wife, [illegible]

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

[illegible] Street, [illegible]

TO HAVE AND TO HOLD the said real estate with the appurtenances, rights 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 and heirs and representatives, to warrant and forever defend the said title 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 note or notes as same become severally due and payable, and to have the benefit of the speedy remedy for the collection of said note or notes by foreclosure hereof in case of default in the payment of any thereof, and for the consideration of one dollar, to us in hand paid by the said grantee, the receipt whereof is hereby acknowledged, the grantors have bargained and sold, and by these presents do grant, bargain and sell, convey and confirm unto the said grantee, his successors and assigns the real estate hereinbefore described, with the appurtenances, rights and interest thereto belonging, to the grantee aforesaid, only. We the said grantors do hereby agree to keep all buildings now or at any time hereafter erected on said property [illegible] insured in some reliable fire [illegible] against loss by fire [illegible] for the benefit of the said grantee, his successors and assigns, to the extent of the unpaid principal of said note or notes, and all interest thereon, and to have the policy or policies therefor transferred to the said grantee as his interest may appear. We further agree to keep the said property in good repair and preservation, and to pay all taxes and assessments that may be levied thereon when due, and in default of any of the foregoing covenants, the grantee, his successors and assigns, may cause the same to be done, and the amount so expended, with interest thereon at the rate of 10% per annum, shall be added to the principal of said note or notes, and be secured hereby, the same to bear interest from the date of payment, and the said grantee, his successors and assigns, according to their terms and may have execution for the same. And it is covenanted that the grantee shall be entitled to the possession of said property, and the rents and profits thereof, in the event of failure to pay taxes, assessments or keep said premises insured as herein provided, or in the event default be made in the payment of said note or notes, or any part thereof, when due, and such default continues for ten days after written notice thereof, with interest as provided by said note or notes, or if default be made in the performance of any other covenant herein contained, within thirty days after written notice thereof, and this conveyance shall remain in full force and effect, and at the option of the said grantee and holder of said note or notes, the whole of said note or notes, or the interest due thereon, shall become due and payable at once, without notice, and the said grantee or holder of said note or notes is hereby authorized and empowered, after [illegible] days' notice by some publication in any newspaper [illegible] to sell said property at the [illegible] Davidson County, Tennessee, to sell said property at the court house of the said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead and all other exemptions of every kind, which are hereby expressly waived in favor of said grantee, his successors in title, authorized and empowered to execute and deliver a deed to the purchaser. The recitals in the deed of sale under this conveyance, We agree that the grantee may at any time, after default in the payment of any note or said notes, enter upon and take possession of said property, and shall account for the net rents and profits received by him. We further agree that in the event the grantee fails, before selling said property, after having elected to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the grantee of a deed for said property. In case of sale hereunder the proceeds will be applied by the Trustee as follows: