INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1083

FOR AND IN CONSIDERATION OF the sum of $3500.00
- - - - - - - - -THIRTY-FIVE HUNDRED AND NO/100 - - - - - - - - - - - - - - - DOLLARS
of which $ 500.00 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 their one joint principal note of even date herewith, for the sum of $3,000.00, payable to the order of E. R. Shockley and wife, Inez C. Shockley, with interest at 6% per annum, both principal and interest payable in monthly installments of $33.33 each, beginning one month from date, said payments 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.

We, E. R. Shockley and wife, Inez C. Shockley

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

IRVIN MONROE NICKENS and wife, MARGARET BELL NICKENS

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

A tract of land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, being the Westerly 18 acres, more or less, of a 142 acre tract marked "Mrs. Sallie Simpkins, widow of E. P. Simpkins" on the Map of the Lands of Ellias P. Simpkins, deceased, of record in Plan Book 2, page 64, of the Chancery Court at Nashville, Tennessee, and described according to a survey made by Ralph W. C. Lambert, Surveyor, May 12, 1956, as follows:

BEGINNING at a spike in the center line of Bull Run Road at the southeast corner of Villines Property; thence along Villines' easterly line as follows: north 51° west 671.5 feet to a 10 inch red oak, north 993 feet along a fence to an iron pin and 2 inch red oak, continuing north 375 feet to Watson's southeast corner; thence along Watson's easterly line, north 2° east 265 feet to a stake at the southwest corner of Lot 2 on said plan; thence south 24° east passing an iron pin and 14 inch white oak and crossing a fence at 520 feet, more or less, in all 2665 feet, more or less, to a spike in the center of Bull Run Road; thence with the center line of same south 66° west 350 feet to the point of beginning.

Being part of the property conveyed to E. R. Shockley and wife, Inez C. Shockley, by deed from Nella Elizabeth Bess, et al, of record in Book 1637, page 465, Register's Office for said County.

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 pro-
ceedings 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 John C. Jeffords, Jr.
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 $ 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. 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 indebted-
ness 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, 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 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: