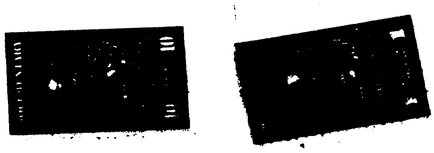
FORM 1068

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FOR AND IN CONSIDERATION OF the sum of

Nine Thousand Nine Hundred Fifty---------- DOLLARS

of which $1,650.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee/ has executed and delivered her single promissory lien note payable to the order of Edna Woods at the rate of $59.60 per month with interest at 6% per annum on the unpaid principal balance to be first deducted and the balance amount of each payment applied to principal. The first installment will be due December 29, 1960.



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, Edna Woods, a single woman ,

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

Lula Brown , a widow,

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

Being Lot No. 84 on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 84 fronts 50 feet on the northerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Edna Woods by four deeds, one from Eleanor B. White and husband Johnnie C. White of record in Book 3158, page 387, one from Amelia Rudy and husband Philip Rudy of record in Book 3159, page 127, one from Ernest L. Wright and wife, Twelvetrees Wright by deed executed November 12, 1960 of record in Book_____, page_____, and one from S. A. Wright, Jr. and wife, Jean Wright of record in Book_____, page_____, Register's Office for Davidson County, Tennessee.

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 unincumbered.

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 the non-payment of said notes, as they mature, an immediate power of sale is granted, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein, do hereby transfer and convey unto Wendell Woods Trustee, his successor and assigns, the real estate hereinabove described, with the appurtenances, estate, title and interest thereto belonging, for the purpose 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 $ 7500.00 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 said Trustee, 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 thereby, 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 tenor, and pay taxes, keep up insurance, and keep said premises insured, as aforesaid, then this deed to be void; but should we or either of us fail to perform any of these conditions, or should we sell, convey or part with said property or any part thereof, promptly at maturity or if, failing to pay taxes, keep up insurance or keep said premises insured as herein provided; we shall be indebted to 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, which shall date from date of such payment, the 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 unmaturedsaid 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 or credit, free from the equity of redemption, homestead and dower, which we hereby expressly waive; and from the proceeds of said sale to pay the notes aforesaid, whether the same be then due or not, with interest thereon to the date of sale, and all costs and expenses incident to the foreclosure and sale, including a reasonable attorney's fee, and to pay the overplus, if any there be, to us, our heirs or assigns. The Trustee may bid at any sale under this agreement. In the event of the death, inability or refusal of the Trustee to act, or his removal from Davidson County, Tennessee, or his removal from the State of Tennessee, the Register of Davidson County, Tennessee, is hereby appointed successor in trust, with the same powers as if named herein as Trustee. The Trustee may employ counsel in the event of foreclosure proceedings, and the fee of such counsel shall be added to the indebtedness secured by this deed of trust. Upon the payment of all sums secured hereby, the Trustee, upon request, shall release this deed of trust, but the recitals in the release of any matters or facts shall be conclusive proof of the truthfulness thereof. In case of sale hereunder, the proceeds will be applied by the Trustee as follows: