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FORM 1966 **INSTALLMENT DEED — TENNESSEE TITLE COMPANY**

FOR AND IN CONSIDERATION OF the sum of THIRTEEN THOUSAND and NO/100 - - - - - - - - - - - - - - - - ($13,000.00) - - - - - - - - - - - - - - - - -DOLLARS of which $ 1,000.00 - 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 their joint promissory NOTE of even date herewith, payable to the order of EDGAR D. LANNOM and wife, LOIS LANNOM. Said $12,000.00 NOTE is payable in Monthly installments of $80.00 each which shall include interest and principal, the interest being specified in said NOTE. The first installment is due and payable on the 1st. day of March , 1961 and a like amount on the 1st. day of succeeding month thereafter until principal and interest are fully paid.

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: EDGAR D. LANNOM and wife, LOIS LANNOM

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

DENNIS C. MARLIN and wife, IDA P. MARLIN

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

BEING the westerly 87½ feet of the easterly 175 feet of Lot No. 21, Section II, of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliotts Property, known as Dupontonia, as of record in Book 843, page 56, Register's Office for said County.

Said part of said Lot fronts 87½ feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Being the same property conveyed to Edgar D. Lannom and wife, Lois Lannom, by deed from A.M.Lampley and wife, as of record in Book 2037, page 63, said Register's Office.

Conveyance is made subject to telephone line easement of record in Book 924, page 121, and sewer line easement of record in Book 975, page 23, both in the 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, 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 Wm. F. Carter Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, under, 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 $ 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 that are or may be levied upon said property 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 thereby, the same to bear interest from the date of each payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their tenor, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this deed 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 so advanced, as provided for said Trustee, or lawful owner and holder of said notes, within thirty days from date of said 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, the said Trustee, or his successor in trust, is hereby authorized and empowered, after giving twenty days notice in writing of the time, place, terms and the said Trustee or his successor in trust, is hereby authorized and empowered, after giving twenty days notice in writing of the time, place, terms and the property to be sold, to sell the same at public outcry 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 Trustee, or his successor in trust, is authorized to execute and deliver to the purchaser a deed to the property so sold. The Trustee may hold at any one sale any number of sales hereunder and may postpone any sale from time to time by announcement at the time and place appointed for such sale or postponement thereof. In case of the death, absence, inability or refusal to act of the Trustee at any time when action hereunder may be required, the Register of Davidson County, Tennessee, is hereby appointed Trustee hereunder with the same powers, rights, duties and authority vested in the Trustee originally named herein. We further agree that in the event the Trustee herein named, or any successor Trustee, should be made a party to any suit arising because of the execution of this conveyance, or the performance of the duties of the Trustee hereunder, we agree to pay reasonable attorney's fee to be fixed by the Court, and the same shall be secured hereby. Should the debt hereby secured be collected at law or in bankruptcy proceedings, or should the undersigned, or any of them, become bankrupt, or should the property herein conveyed become involved in bankruptcy proceedings, the entire debt hereby secured shall be considered due and payable at the option of the holder of said notes, and the Trustee herein or successor Trustee may proceed to sell the property as herein provided. Should the power of sale herein contained become inoperative for any reason, the holder of said notes may institute proceedings for the collection of the debt hereby secured and for the foreclosure of this conveyance in the Chancery Court of Davidson County, Tennessee, and it is agreed that such proceedings may be taken at any time after default in the payment of any one of said notes, unless prevented by an order of injunction, and the same may be prosecuted as if the entire indebtedness had matured by the express terms hereof. We further agree that in the event the Trustee herein named, or any successor Trustee, should be made a party to any suit arising because of the execution of this conveyance, or the performance of the duties of the Trustee hereunder, we agree to pay reasonable attorney's fee to be fixed by the Court, and the same shall be secured hereby. Should the debt hereby secured be collected at law or in bankruptcy proceedings, or should the undersigned, or any of them, become bankrupt, or should the property herein conveyed become involved in bankruptcy proceedings, the entire debt hereby secured shall be considered due and payable at the option of the holder of said notes, and the Trustee herein or successor Trustee may proceed to sell the property as herein provided. Should the power of sale herein contained become inoperative for any reason, the holder of said notes may institute proceedings for the collection of the debt hereby secured and for the foreclosure of this conveyance in the Chancery Court of Davidson County, Tennessee, and it is agreed that such proceedings may be taken at any time after default in the payment of any one of said notes, unless prevented by an order of injunction, and the same may be prosecuted as if the entire indebtedness had matured by the express terms hereof.

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