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INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1002

FOR AND IN CONSIDERATION OF the sum of ——$8,500.00——
——Eight Thousand Five Hundred & 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 note of even date herewith, payable to the Grantors, in the amount of $8,000.00 . Said note is payable at the rate of $60.00 per month, including interest. Payments are to be first applied to interest at the rate of 6% and the remainder to principal. First payment on said note is due July 1, 1962.

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

W. C. MONCRIEF & CO., INC. a Tennessee Corporation

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

BRUCE WILSON & WIFE MAZELLE SLOAN WILSON

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

A tract of land in the 10th. Civil District, in the City of Goodlettsville, described according to a survey made by Richard B. Omohundro, Surveyor, May 5, 1962 as follows:

BEGINNING at an iron pin in the easterly margin of Moncrief Avenue, thence running South 68 degrees 53 minutes East 25.1 feet to an iron pin,; Thence North 89 degrees 47 minutes East 99 feet to an iron pin; Thence South 84 degrees 23 minutes East 200 feet to an iron pin; Thence South 71 degrees 3 minutes East 157.3 feet to an iron pin in Coley's line; Thence South 3 degrees 15 minutes West 79.5 feet to an iron pin, a corner to Woods property; Thence North 80 degrees West 314 feet, more or less, to a 10 inch Elm; Thence North 83 degrees 40 minutes west 147.1 feet to an iron pin; thence South 61 degrees 30 minutes West 19.5 feet to an iron pin; Thence North 28 degrees 58 minutes West 52 feet to an iron pin in the easterly margin of Moncrief Avenue, thence with the margin of Moncrief Avenue North 30 degrees 32 minutes East 59.2 feet to the beginning.

Being part of the property conveyed to the Grantors as of record in Book 1005 Page 496 and part of the property conveyed to the Grantors as 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 unencumbered.

We further covenant and bind ourselves, our successors and assigns, 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 W. C. Moncrief, Sr. Trustee, his successors and assigns, the real estate hereinbefore 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 insurable value 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 preservable, and to pay said 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 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 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; or fail to reimburse the Trustee or lawful owner and holder of said notes for all sums with interest, as 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 insertions 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 Trustee 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, 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:

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