This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $6,750.00
--- Six Thousand Seven Hundred Fifty and No/100 ---------- DOLLARS
of which $ 300.00 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 note of even date herewith in the amount of $6,450.00 payable to the Grantors at the rate of $50.00 per month including interest at the rate of 6%. An additional principal payment of $200.00 shall be due and payable on or before December 31, 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 & COMPANY, INC. A Tennessee Corporation

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

S. R. PARKS and wife TOMMIE T. PARKS

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

A certain parcel of land in the 10th Civil District, City of Goodlettsville, [illegible] on the easterly side of Church Street, described as follows:

BEGINNING at a point in the center line of Church Street, said point being [illegible] 268 feet southerly from the center line of Depot Street, thence with [illegible] of Church Street southerly 4 feet, more or less to a point in the center [illegible] age ditch, and running back between lines, 15[illegible] feet, more or less on [illegible] line and 146 feet, more or less on the northerly line [illegible] measures [illegible] feet, more or less, said property [illegible] ing on the [illegible].

Being part of the same property conveyed to W. C. Moncrief [illegible] Moncrief, Jr. and Frank B. Tinnon, by deed of record [illegible] 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. successors & assigns

We further covenant and bind ourselves, our [illegible] 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 [illegible] note, and rendering unnecessary [illegible] costs for the enforcement of said lien in the event of the non-payment of said notes, or any portion, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantors herein do hereby transfer and convey unto [illegible] Trustee, the equipment and fixtures, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto, or [illegible] the purposes aforesaid, viz: We, the said grantors do hereby agree to keep all buildings now on, or to be hereafter erected on said [illegible] insured in some reliable fire insurance company or companies for at least the sum of insurable value the same to be [illegible] fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the [illegible] said notes, as the interest may appear. We further agree to keep the improvements on said property in good repair and [illegible] all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, [illegible] of the [illegible] holder of said notes, or any of them, may do any or all of these things, and any amount so paid toward the same or expended [illegible] upon account thereof, shall be secured hereby and shall bear interest from the date of such payment, and shall [illegible] upon demand thereof, or may, at the option of the holder of said notes, be added to the principal thereof and [illegible] as a part thereof, and be collectible as such; and if any portion of said notes, or any interest thereon [illegible] or if default be made in any other of the covenants or conditions of this deed, then the whole of said principal [illegible] at once become due and payable, and the said Trustee, or successor in trust hereinafter appointed, is hereby authorized and empowered, upon [illegible] to sell the above described property, or any part thereof necessary, at the front door of the Courthouse in Davidson County, Tennessee, to the highest bidder for cash, after first giving twenty days' notice of the time, place and terms of such sale by [illegible] in some newspaper published in Davidson County, Tennessee, and to make to the purchaser or purchasers a good and sufficient deed to said property in the usual form, which sale may be made subject to the equity of redemption, homestead, dower and all other exemptions, which are hereby waived; and the said Trustee, or successor in trust hereinafter appointed, is hereby authorized and empowered to execute and deliver to the purchaser a deed to said property in fee simple, and to collect the proceeds of sale, and apply the same, first to the payment of all costs and expenses of this trust, including a reasonable attorney's fee to the Trustee, or successor in trust, for any services rendered hereunder, and then to the payment of said notes, in whole or in part, with any unpaid interest thereon, whether the same shall have matured by the terms thereof or not, rendering the overplus, if any, to the grantors, their heirs or assigns. In case of the death, inability or refusal of the Trustee herein named to act, or his successor in trust hereinafter appointed, to execute this trust when requested by the holder of said notes, or any of them, to do so, then the Register of Davidson County, Tennessee, shall act as successor in trust, with all the powers of the Trustee herein named. It is agreed that the Trustee may employ counsel to assist in the collection of said notes, or any of them, or in the foreclosure of this deed of trust, or in defending or maintaining the title to said property, or the lien hereof, in the event of any litigation in regard to the same, and the amount of such attorney's fee shall be secured hereby. We agree that the Trustee may at any time, at the request of the holder of said notes, or any of them, enter upon and take possession of said property, or any part thereof, and shall only account for the net rents, issues and profits thereof actually received by him. We further agree that in the event the Trustee, after the filing of the bill to foreclose this deed of trust, should [illegible] to the Trustee of a deed for said property, in pursuance of the foreclosure sale herein provided for, the Chancellor may, on petition for that purpose, or at the time of confirmation of the sale, vest the Trustee with the title to said property, with the same force and effect as if the deed had been executed by the grantors.