INSTALLMENT DEED

FORM 1008

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freeman R. & Flora L. Harrison	Guaranty Mortgage Co.	18W-15930
(NAME:) 908 South 14th Street	(NAME:) 316 Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Nashville 6, Tennessee	(STREET ADDRESS) Nashville 1, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of ($9,434.49) - - - - - - - Nine Thousand, Four Hundred Thirty-four & 49/100 - - - - - - - - - DOLLARS of which $ 250.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees hereby assume and agree to pay the sum of $8,684.49, being the remaining balance of a note secured by a Deed of Trust of record in Book 3047, Page 51, R.O.D.C., Tenn., payable in monthly installments of $44.91 each, including principal and interest at the rate of 5 1/4% per annum, beginning April 1, 1960, and Assigned to the Federal National Mortgage Association, of record in Book 3047, Page 235, R.O.D.C., Tenn., the next payment being due July 1st, 1964, and for the remainder of $500.00, the Grantees have executed one (1) promissory lien note of even date herewith, payable to the Order of L. O. Hardaway in the principal sum of $500.00, in monthly installments as follows, namely: On the 4th day of July 1964, the sum of $6.58, and thereafter a like amount on the 4th day of each succeeding month. Said Payments to be applied first to the payment of interest at the rate of 6% per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum, until the entire amount, both principal and interest has been paid in full. Privilege is reserved of paying any number of said monthly payments or this note may be paid in full on any paying date.

The Escrow Fund now held by the Guaranty Mortgage Company is to be transferred to the Grantees.

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,

L. O. Hardaway and wife, Lucille Clark Hardaway,

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

Freeman R. Harrison and wife, Flora L. Harrison,

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

Being Lot No. 74 on the Map of Shelby Heights, Subdivision, Section One, Revised, as of record in Book 2330, Page 171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 74 fronts 68.0 feet on the west side of South 14th Street and runs back 115.1 feet on the north line and 114.8 feet on the south line, to a dead line, measuring 45.9 feet thereon.

BEING the same property conveyed to L. O. Hardaway and wife, Lucille Clark Hardaway, by deed from John Robert Hester and wife, Ova Christine Hester, of record in Book 3708, Page 47, said Register's Office.

This tract is conveyed subject to certain restrictive covenants and easements of record in Book 2810, Page 475, and as shown on the Plan of record in Book 2330, Page 171, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 908 South 14th Street (House Number) (Street) Nashville, Tennessee (P. O. Address: (City or Town)) 37206 (Postal Zone)

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 seised 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 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 Oneida Williams 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 $ 9,000.00 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 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 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: