STATE OF .....

COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named bargainor ....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mrs. William M. Peacher, *a Notary Public of the State and County aforesaid, personally appeared* A. A. Colebrooke, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President ..... *of the* A. Alexander Corporation, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporatoin by* him *self as* President.

Witness my hand and seal, at office in Madison, Tennessee, *this* 7 *day of* July, *19* 64.

Mrs. William M. Peacher *Notary Public*

NOTARY PUBLIC
WILLIAM M. PEACHER
DAVIDSON COUNTY, TENN.

Commission expires My Commission Expires January 31, 1967

PAID JUL 9 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

JUL 9 1964

STATE TAX $ 2.75
PROBATE 50
TOTAL $ 2.75

INSTALLMENT DEED

FROM
A. Alexander Corporation

TO
Robert E. Hickman et ux.

41042

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 9 1 55 PM '64

NOTED BOOK 109 PAGE 473
RECORDING FEE $ 2.75
DEP. REG. xx

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

2.75

BOOK 3788 PAGE 487

Installment Deed

FOR AND IN CONSIDERATION of the sum of Sixty Two Thousand Five Hundred and no/100 -- ----------($62,500.00) ---------- *Dollars,*

of which Seven Thousand Five Hundred and no/100 ----------($7,500.00) ---------- ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Fifty Five Thousand and no/100 ---- ----------($55,000.00) ---------- *Dollars,*

Robert E. Hickman and wife, Loraine Hickman, *have executed*

their joint promissory note of even date herewith payable to the order of A. Alexander Corporation at the rate of $500.00 per month which includes both principal and interest at the rate of 6% per annum for 36 months, and at the end of 37 months, the entire unpaid balance of said note will be due and payable; the first installment will be due October 1st, 1964 , and the others monthly thereafter until said note is paid in full,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, A. ALEXANDER CORPORATION, a Tennessee corporation, has

have this day bargained and sold, and do hereby transfer and convey unto the said Robert E. Hickman and wife, Loraine Hickman, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being in the 9th Civil District of said County and State, described according to a survey by the Draper Surveying Service, as follows:
Beginning at the northeast corner of the property conveyed to W. A. McNeil in book 3431, page 133, and running with his line south 52° west 346 feet to the northwest corner of the John McNeil property, an iron pin in a fence; thence with said fence north 19° west 448 feet, north 5° east 667 feet to a fence corner; thence south 83° east 111 feet; thence south 3° east 12 feet; thence south 76° 25' east 106 feet; thence south 89° east 440 feet; thence south 86° 20' east 900 feet to the northwest margin of the Hester and Beasley Road; thence with the margin of the same southwesterly 70 feet to an iron pin; thence north 86° 20' west 300 feet to an iron pin, and continuing in all 479.6 feet to an iron pin; thence with a line of iron pins south 34° 30' west 441.3 feet, south 52° 13' west 312.3 feet, south 40° west 255 feet to a gun barrel at the point of beginning, and containing 16.3 acres, more or less.
Being the same real property conveyed to A. Alexander Corporation, a Tennessee corporation, by deed from Robert E. Hickman et al, of record in book ____, page ____, Register's Office for said County.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Robert E. Hickman and wife, Loraine Hickman, their *(successors), heirs and assigns forever.* Grantor does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor does *further covenant and bind* itself, its successors ~~XXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* Robert E. Hickman and wife, Loraine Hickman, their *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Robert E. Hickman and wife, Loraine Hickman *hereinafter referred to as trustors, hereby transfer and convey unto* William O. Lee, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ ------ *, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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:

1st. To the payment of all costs, charges and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to trustors, their order, representatives or assigns.

In case of the death, absence, inability, or refusal to act of said trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 7th *day of* July, *19* 64.

A. ALEXANDER CORPORATION

By _____ President.

_____

Robert Hickman

Loraine Hickman

_____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. William M. Peacher *a Notary Public in and for said County and State,* Robert E. Hickman and wife, Loraine Hickman,

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 7 *day of* July, *19* 64.

MRS. WILLIAM M. PEACHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____ *Notary Public*

Commission expires My Commission Exnires January 31, 1967