INSTALLMENT DEED

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For and in Consideration of the sum of $11,000.00

Eleven Thousand & No/100---------- Dollars,

of which ($500.00), Five Hundred & No/100---------- Dollars,

has been paid in cash by Sam M. Merrell, Jr. & wife, Peggy Ann Merrell

the receipt of which is hereby acknowledged, and for the remainder $10,500.00

Ten Thousand, Five Hundred & No/100---------- Dollars,

the said Sam M. Merrell, Jr. & wife, Peggy Ann Merrell have executed their one joint promissary note as of even date, payable in 120 monthly notes of $116.58, including principal and interest at 6%, first said note is due and payable September 1, 1964 and a like amount, the first of each month until entire balance is paid in full. This note is payable to, Edward N. Pennington & wife Rose Lee Pennington.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, William V. Davis & wife Margaret Davis

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have this day bargained and sold, and do hereby transfer and convey unto the said Sam M. Merrell, Jr. & wife, Peggy Ann Merrell their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tennessee, near the City of Nashville, being Lot No. 61 on the Map of Part Two, Porter Heights, as of record in Book 1424, page 79, Register's Office for said County.

SAID Lot No. 61 fronts 78 feet on the westerly side of Wayne Drive and runs back 159.2 feet on the northerly line and 159.5 feet on the southerly line, to a dead line in the rear, measuring 78 feet thereon.

BEING the same property conveyed to William V. Davis and wife, Margaret Davis, by deed from Walter C. Gaines and Robert W. Gregory, as of record in Book 1713, page 247, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Sam M. Merrell, Jr. & wife, Peggy Ann Merrell , their heirs and assigns forever do covenant that they 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 heirs and representatives, to warrant and forever defend the title to said real estate to said Sam M. Merrell, Jr. & wife, Peggy Ann Merrell, 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 in hand paid, We, the said Sam M. Merrell, Jr. & wife, Peggy Ann Merrell

do hereby transfer and convey unto John B. Cobb, 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 Sam M. Merrell, Jr. & wife, Peggy Ann Merrell

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 $ 10,000 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 interst 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 Sam M. Merrell, Jr. & wife, Peggy Ann Merrell 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 trust 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:

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 notes 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 Sam M. Merrell, Jr. & wife, Peggy Ann Merrell 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 _____, Trustee, shall be vested in said successor.

Said Trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said William V. Davis & wife, Margaret Davis and Sam M. Merrell, Jr. & wife, Peggy Ann Merrell hereunto set our hands at Nashville, Tennessee, this the 30th day of July 19 64

William V. Davis
Margaret Davis
Sam M. Merrell, Jr.
Peggy Ann Merrell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ezell Dickerson, a Notary Public in and for said County and State, the within named William V. Davis & wife, Margaret Davis and Sam M. Merrell, Jr. & wife, Peggy Ann Merrell

EZELL DICKERSON NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

the bargainor, 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 Nashville Tennessee, this 30th day of July, 19 64

Ezell Dickerson, Notary Public.

Commission Expires April 24, 1966

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 _____

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STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

INSTALLMENT DEED

FROM
William V. Davis & wife,

TO
Margaret Davis

TO
Sam M. Merrell, Jr. & wife,

Peggy Ann Merrell

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

AUG 4 11 45 AM '59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOTED: BOOK 107 PAGE 63
RECORDING FEE $ .25
DEP. REG. .25

44558

STATE TAX $ .50
PROBATE TAX $ .25
TOTAL $ .75
PAID AUG 4 1959

DAVIDSON COUNTY TENN.
COUNTY COURT CLERK
R. C. BALLARD
DEPUTY