INSTALLMENT DEED

For and in Consideration of the sum of $2,000.00 ---------- TWO THOUSAND AND NO/100---------- Dollars, of which ---------- SEVENTY AND NO/100 ---------- Dollars, has been paid in cash by Fred R. Milliken and wife Annie Ruth Milliken the receipt of which is hereby acknowledged, and for the remainder $1930.00 ---------- NINETEEN-HUNDRED -THIRT AND NO/100 ---------- Dollars, the said Fred R.Milliken and wife Annie Ruth Milliken have executed their one joint promissory note for said sum, due and payable to Otto Dickerson and wife Louella Shaw Dickerson, as follows, the First ten (10) installments are each in the sum of twenty five $25.00) dollars and totaling ($250.00) dollars, the next twenty four (24) of said installments are each ,in the sum of SEVENTY ($70.00) dollars,totaling SIXTEEN-HUNDRED EIGHTY $1680.00) dollars. all of said installments are without any intefest on same. The First installment due and payable on or before September the 4th 1964 and all other installments due and payable on or before the 4th day of each and every other month thereafter intil/ all are paid.

The date of said note being August 4th 1964.

~~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, Otto Dickerson and wife Louella Shaw Dickerson

have this day bargained and sold, and do hereby transfer and convey unto the said Fred R. Milliken and wife Annie Ruth Milliken, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County,Tennessee, described according to a survey made Glen T. Jones,July 30, 1964, as follows:

BEGINNING at iron bolt in the center of Seymour Hollow Road,said point being the southeast corner of a tract conveyed to Fred R.Milliken and wife , of record in Book 3530, page 299, Register's Office for Davidson County,Tennessee; thence with the dividing between the Milliken property and the property herein conveyed north 8 Degrees West 350 feet to an iron pin; thence north 82 Degrees east 125 feet to an iron pin; thence south 8 Degrees East 350 feet to an iron pin in the center of Seymour Hollow Road; thence with the center of said road south 82 Degrees west 125 feet to the point of beginning.

An easement for telephone line across front and gas line of record in Book 1358, page 3,said register's Office.
1964 Metro taxes, parcel 14D-42270
The payment of 1964 taxes prorated and adjusted according to the date of this deed.

The above described property, being a part of the same property conveyed by deed from Andy A. Calvin and wife, of record in Book 1238, page 471, said Register's Office:

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Fred R. Milliken and wife Annie Ruth Milliken, 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 heirs and representatives, to warrant and forever defend the title to said real estate to said Fred R. Milliken and wife Annie Ruth Milliken 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 Fred R.Milliken and wife Annie Ruth Milliken

do hereby transfer and convey unto Glen T.Jones, 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 Fred R.Milliken and wife Annie Ruth Milliken

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 $ 2,000.00 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 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 Fred R. Milliken and wife Annie Ruth Milliken 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; If 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 Fred R.Milliken and wife Annie Ruth Milliken 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 Glen T. Jones, 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 Otto Dickerson and wife Louella Shaw Dickerson and Fred R. Milliken and wife Annie Ruth Milliken hereunto set our hands at Nashville, Tennessee, this the 4th day of August 1964

Otto Dickerson

Louella Shaw Dickerson

Fred R. Milliken

Annie Ruth Milliken

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred R Jones, a Notary Public in and for said County and State, the within named Otto Dickerson and wife Louella Shaw Dickerson And Fred R. Milliken and wife Annie Ruth Milliken

the bargainors, 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 4th day of August, 1964

NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires Jan 31-1965 Fred R Jones, Notary Public.

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 _____

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
Otto Dickerson et ux

TO
Fred R. Milliken et ux.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

AUG 5 12 19 PM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOTED: BOOK 1092 PAGE 431
RECORDING FEE $ 2.50
DEP. REG. _____

4749

DOCUMENTARY
U.S. INTERNAL REVENUE
220
TWO DOLLARS
TWENTY CENTS

STATE TAX $ 3.00
PROBATE 50
TOTAL $ 3.50

AUG 5 1964

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

PAID AUG 5 1964

BOOK 3797 PAGE 805