Parcel G'ville 1h116
Notice to: Joseph P. Robbins
401 Hitt Lane
Goodlettsville,
Tenn.

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

INSTALLMENT DEED BOOK 3809 PAGE 588

FOR AND IN CONSIDERATION OF the sum of ——— $11,950.00 ———
— Eleven Thousand Nine Hundred Fifty and No/100 ——————— DOLLARS
of which $ 600.00 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 joint of even date herewith, in the amount of $ 11,350.00 payable to J. B. Jackson, and wife Jessie Brown Jackson in monthly installments of $75.00, including interest at 6%, with first payment due October 1, 1964.

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,

GOODLETTSVILLE DEVELOPMENT COMPANY, INC. ; A Tennessee Corporation

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

JOSEPH P. ROBBINS and Wife HELEN K. ROBBINS

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

Lot No. 62 of Connell Estates Subdivision, Section 1, a plat of which appears of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Goodlettsville Development Company, Inc.; A Tennessee Corporation, by Deed from W. C. Moncrief and Company, Inc., of record in Book 3252, Page 219, said Register's Office.

This conveyance is made subject to easements and restrictions apparent and of record.

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 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 W. C. Moncrief, Sr. 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 Insurable value all 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 remises 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:

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 advise 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 the grantees herein, their heirs, 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 truste 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the 31st day of August 19 64

GOODLETTSVILLE DEVELOPMENT COMPANY, INC.

W. C. Moncrief

W. C. Moncrief, President

H. S. Moss

H. S. Moss, Secretary-Treasurer

Joseph P. Robbins

Joseph P. Robbins

Helen K. Robbins

Helen K. Robbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH P. ROBBINS, and Wife HELEN K. ROBBINS the 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 Goodlettsville, Tenn., this 31st day of August, 1964

Commission Expires July 31, 1968 Matt N. Thomson Notary Public

STATE OF TENNESSEE
DAVIDSON County

STATE TAX $ 17.83
PROBATE .50
TOTAL $ 18.33

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. C. MONCRIEF and H. S. MOSS, with whom I am personally acquainted and who upon { their several oaths } acknowledged { themselves } to be the President and Secretary-Treasurer respectively of the GOODLETTSVILLE DEVELOPMENT COMPANY, INC. the within named bargainor, a corporation, and that { they } as such PRESIDENT and SECRETARY-TREASURER, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. C. MONCRIEF as such President and attesting the same by the said H. S. MOSS as such SECRETARY-TREASURER

SEP 9 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 9 - 196

WITNESS my hand and official seal at office at Goodlettsville, Tennessee on this the 31st day of August, 19 64

My commission expires July 31, 1968 Matt N. Thomson Notary Public

INSTALLMENT DEED

FROM GOODLETTSVILLE DEVELOPMENT CO., INC.

TO JOSEPH P. ROBBINS, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 9 day of SEP A. D. 19 64 at 8 o'clock AM 34
Noted in Book 3809 Page 589
Recorded in Book 3809 Page 589
Recording Fee 1.10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENNESSEE
County Register
By Dept. Reg.

MADE IN ANY

Herron BOOK 3809 PAGE 590

Form 668 (REV. NOV. 1961)

U. S. TREASURY DEPARTMENT - INTERNAL REVENUE SERVICE

NOTICE OF FEDERAL TAX LIEN UNDER INTERNAL REVENUE LAWS

DISTRICT	SERIAL NUMBER
NASHVILLE	N-140-1

Pursuant to the provisions of Sections 6321, 6322, and 6323 of the Internal Revenue Code of 1954, notice is hereby given that there have been assessed under the Internal Revenue laws of the United States against the following-named taxpayer, taxes (including interest and penalties) which after demand for payment thereof remain unpaid, and that by virtue of the above-mentioned statutes the amount of said taxes, together with penalties, interest, and costs that may accrue in addition thereto, is a lien in favor of the United States upon all property and rights to property belonging to said taxpayer, to wit:

NAME OF TAXPAYER

Wayne R. and Ann Queen

RESIDENCE OR PLACE OF BUSINESS

2602 Woodlawn Drive, Nashville, Tennessee

TYPE OF TAX AND PERIOD (a)	ASSESSMENT DATE (b)	REFERENCE NO. (c)	AMOUNT OF ASSESSMENT (d)
1040 12-31-63	05-20-64	412-03-4504	15,200.96

PLACE OF FILING

Davidson County, Nashville, Tennessee

TOTAL $ 15,200.96

WITNESS my hand at Nashville, Tennessee, on this, the 20th day of August, 19 64

DISTRICT DIRECTOR OF INTERNAL REVENUE	BY (Signature)	TITLE
JAMES A. O'HARA	Hilry H. Shaffer HILRY H. SHAFFER	GROUP SUPERVISOR

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien G.C.M. 26419, C.B. 1950-51, 125.)

PART 1 - To be retained by recording office

No._____

UNITED STATES

vs.

Queen, Wayne R. Etux

NOTICE OF TAX LIEN

Filed this _____ day of

_____, 19____, at ____ m.

FELIX E. WILSON II REGISTER
MADISON COUNTY
STATE OF TENN.

Clerk (or Registrar)

A 9 4 7 4

SEP 9 9 36 AM '64

NOTE BOOK 14-12 PAGE

RECORDING FEE

DEP. REG.

FORM 668 (REV. 12-61)

BOOK 3809 PAGE 591

INTERNAL REVENUE CODE OF 1954

SEC. 6321. LIEN FOR TAXES

If any person liable to pay any tax neglects or refuses to pay the same after demand, the amount (including any interest, additional amount, addition to tax, or assessable penalty, together with any costs that may accrue in addition thereto) shall be a lien in favor of the United States upon all property and rights to property, whether real or personal, belonging to such person.

SEC. 6322. PERIOD OF LIEN.

Unless another date is specifically fixed by law, the lien imposed by section 6321 shall arise at the time the assessment is made and shall continue until the liability for the amount so assessed is satisfied or becomes unenforceable by reason of lapse of time.

SEC. 6323. VALIDITY AGAINST MORTGAGEES, PLEDGEES, PURCHASERS, AND JUDGMENT CREDITORS.

(a) INVALIDITY OF LIEN WITHOUT NOTICE.--Except as otherwise provided in subsection (c), the lien imposed by section 6321 shall not be valid as against any mortgagee, pledgee, purchaser, or judgment creditor until notice thereof has been filed by the Secretary or his delegate—

(1) Under State or Territorial Laws.--In the office designated by the law of the State or Territory in which the property subject to the lien is situated, whenever the State or Territory has by law designated an office within the State or Territory for the filing of such notice; or

(2) With Clerk of District Court.--In the office of the clerk of the United States district court for the judicial district in which the property subject to the lien is situated, whenever the State or Territory has not by law designated an office within the State or Territory for the filing of such notice; or

(3) With Clerk of District Court for District of Columbia.--In the office of the clerk of the United States District Court for the District of Columbia, if the property subject to the lien is situated in the District of Columbia.

(b) FORM OF NOTICE.--If the notice filed pursuant to subsection (a)(1) is in such form as would be valid if filed with the clerk of the United States district court pursuant to subsection (a)(2), such notice shall be valid notwithstanding any law of the State or Territory regarding the form or content of a notice of lien.

(c) EXCEPTION IN CASE OF SECURITIES.--

(1) Exception.--Even though notice of a lien provided in section 6321 has been filed in the manner prescribed in subsection (a) of this section, the lien shall not be valid with respect to a security, as defined in paragraph (2) of this subsection, as against any mortgagee, pledgee, or purchaser of such security, for an adequate and full consideration in money or money's worth, if at the time of such mortgage, pledge, or purchase such mortgagee, pledgee, or purchaser is without notice or knowledge of the existence of such lien.

(2) Definition of Security.--As used in this subsection, the term "security" means any bond, debenture, note, or certificate or other evidence of indebtedness, issued by any corporation (including one issued by a government or political subdivision thereof), with interest coupons or in registered form, share of stock, voting trust certificate, or any certificate of interest or participation in, certificate of deposit or receipt for, temporary or interim certificate for, or warrant or right to subscribe to or purchase, any of the foregoing negotiable instrument; or money.

(d) DISCLOSURE OF AMOUNT OF OUTSTANDING LIEN.--If a notice of lien has been filed under subsection (a), the Secretary or his delegate is authorized to provide by rules or regulations the extent to which, and the conditions under which, information as to the amount of the outstanding obligation secured by the lien may be disclosed.

SEC. 6325. RELEASE OF LIEN OR PARTIAL DISCHARGE OF PROPERTY.

(a) RELEASE OF LIEN.--Subject to such rules or regulations as the Secretary or his delegate may prescribe, the Secretary or his delegate may issue a certificate of release of any lien imposed with respect to any internal revenue tax if--

(1) Liability Satisfied or Unenforceable.--The Secretary or his delegate finds that the liability for the amount assessed, together with all interest in respect thereof, has been fully satisfied, has become legally unenforceable, or, in the case of the estate tax imposed by chapter 11 or the gift tax imposed by chapter 12, has been fully satisfied or provided for; or

(2) Bond Accepted.--There is furnished to the Secretary or his delegate and accepted by him a bond that is conditioned upon the payment of the amount assessed, together with all interest in respect thereof, within the time prescribed by law (including any extension of such time), and that is in accordance with such requirements relating to terms, conditions, and form of the bond and sureties thereon, as may be specified by such rules or regulations.