Parcel No. 6 DA 53370
Mail Tax Bills To:
Mr. & Mrs. Richard C. Gray
6918 Commander Road,
Millington, Tenn.

BOOK 3811 PAGE 394

Installment Deed

FOR AND IN CONSIDERATION of the sum of - - - - - - - - - ($6,500.00) - - - - - - - -

SIX THOUSAND FIVE HUNDRED and No/100 - *Dollars,*

of which - - - - - - - - - - - - - - - ($2,500.00) - - - - - - - - - - - - - - - -

TWO THOUSAND FIVE HUNDRED and No/100 - - - - - - - - - - - - *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder - - - - - - - ($4,000.00) - - - - - -

FOUR THOUSAND and No/100 - *Dollars,*

RICHARD C. GRAY AND WIFE, AGNES B. GRAY

*ha*ve *executed*

their promissory note of even date hereof, payable to FANNIE D. EPPS, with interest from date at the rate of 6% per annum on the unpaid balance. Both principal and interest payable in monthly installments of $50.00 each, commencing on the fifth (5th) day of October, 1964, and continuing on the fifth day of each consecutive month thereafter until both principal and interest have been fully paid. As the monthly payments are made accrued interest on the entire unpaid balance is first to be deducted and the remainder applied on the principal.
The Makers of said note reserve the right to pay any part of the unpaid balance or the note may be paid in full at any payment date without penalty.

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,

I, FANNIE D. EPPS

have this day bargained and sold, and do hereby transfer and convey unto the said

RICHARD C. GRAY AND WIFE, AGNES B. GRAY

their *(successors), heirs and assigns,*

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

Being parts of lot No. 20, lot No. 21 and a tract marked "For future development" as shown on the map of J. P. Ellis' Glencliff Subdivision, Section "A" a part of the Morton tract, as of record in book 1130, page 23, Register's Office for said County., and more particularly described according to a survey by Ralph W. C. Lambert, dated August 28, 1964, as follows:

BEGINNING at an iron pin on the easterly margin of Glencliff Road 18 feet southerly from the southwest corner of lot No. 21; thence, south 85° 25' east 262 feet to an iron pin; thence north 3° 05' east 132 feet to an iron pin 20 feet north of the original line between lots Nos. 20 and 21; thence with a line parallel to and 20 feet north of the original line between lots Nos. 20 and 21 south 88° 30' east 272 feet to a corner fence post, being J. E. Foreman's southeast corner in the westerly line of the Lewis Payne property; thence with Payne's westerly line south 30° 30' west 371.5 feet to an iron pin in the northerly margin of Old Antioch Pike; thence south 86° west 476 feet to a railroad spike at the intersection of the northerly margin of said pike and the easterly margin of Glencliff Road; thence in a northerly direction with the easterly margin of said Road with the curve 257.2 feet to the point of beginning, containing 2.94 acres, more or less.

Being part of the same real property conveyed to C. B. EPPS AND WIFE, FANNIE D. EPPS, (C. B. Epps having since died), by deed from J. W. Gourley and wife, Lena Gourley, dated September 21, 1946, filed October 7, 1946, and recorded in book 1417, page 497, Register's Office for Davidson County, Tennessee, and also the same real property conveyed to C. B. EPPS AND WIFE, FANNIE D. EPPS, by deed from Horace E. Dodd and wife, of record in book 1710, page 309, 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 Richard C. Gray and wife, Agnes B. Gray *their (successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard C. Gray and wife, Agnes B. Gray *(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 Richard C. Gray and wife, Agnes B. Gray *hereinafter referred to as trustors, hereby transfer and convey unto* E. V. Williams*, 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.

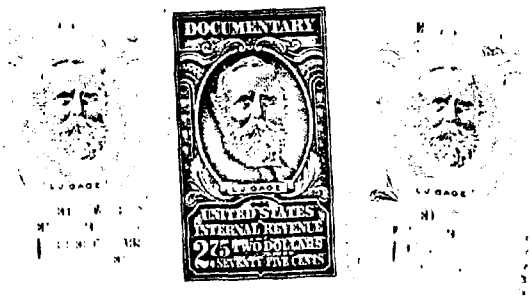
3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

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 5th *day of* September, *19*64.



Fannie D. Epps

Richard C. Gray

Agnes B. Gray

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* FANNIE D. EPPS and RICHARD C. GRAY AND WIFE, AGNES B. GRAY *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 Nashville *Tennessee, this* 5th *day of* September, *19*64.

NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission expires October 24, 1964.

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 TAX $ 9.90
PROBATE 50
TOTAL $ 10.40

SEP 14 1964

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

FILED SEP 14 1964 AM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

.....*Notary Public*

Commission expires.....

INSTALLMENT DEED

FROM (MRS.) FANNIE D. EPPS

TO RICHARD C. GRAY, ETUX

BOOK 3811 PAGE 397

50172

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Sep 14 11 48 AM '64

NOTED: BOOK 1119 PAGE 398
RECORDING FEE $ 3.50
DEP. REG. .....

Compliments of

Guaranty Title Company

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