INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1002

20-41055 MAP 115
PAR 19+21.2

FOR AND IN CONSIDERATION OF the sum of $7500.00
SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- DOLLARS
of which $ 400.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees herein have executed their one promissory note of even date herewith, for the sum of $7100.00, payable to the Grantors herein, with interest at 6% per annum, both principal and interest payable $50.00 monthly, to be applied first to payment of interest on the principal amount, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal until the amount is paid in full.

This is improved property located on the west side of Rice Avenue
Tax Parcel # 20-41055
Send Tax Notices to: Mitchell M. Boner, Route #2, Anderson Road, Antioch, Tenn.

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,

We, MILBURN ELLIS AND WIFE, HARRIETT ELLIS

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

MITCHELL M. BONER AND WIFE, CARRIE ALBERTA GOODWIN BONER

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

Being Lot No. 16 and part of a 50 foot strip lying northwesterly and in the rear of said lot as shown on the Plan of D. W. White's Subdivision at Una, Tennessee, not of record, and described according to a survey made by S. M. McMurray, Engineering Company, May 15, 1934, as follows:
BEGINNING at a point in the southwesterly margin of Rice Avenue at the corner of Lots Nos. 15 and 16; thence with the line between said lots, southwesterly and the line of said lots, extended, 200 feet to a point; thence southeasterly 90 feet to a point; thence northeasterly along the line between Lots Nos. 16 and 17 and the line of said lots extended, 200 feet to a point in the southwesterly margin of Rice Avenue; thence with the margin of the same, northwardly 90 feet to the point of beginning.
Being part of the property conveyed to Milburn Ellis and wife, Harriett Ellis, by deed from Clyde Franklin Hammer, Sr., and wife, as of record in Book 3805, page 479, said Register's Office.

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 L. M. Nelson 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 x insurable/ value until the notes herein secured are fully paid, and to have the loss, if any, to be 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 [illegible] then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of the things in this clause mentioned, or same as expended as part of the indebtedness secured thereby, 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 tenor, 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 point out to the Trustee lawful money to pay all taxes, or fail to point out the Trustee lawful money with which to pay any insurance premium, or fail to point out to 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 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 the grantors 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 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 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 18th day of February 19 65.

Milburn Ellis — Mitchell M. Boner

Harriett Ellis — Carrie Alberta Goodwin Boner

Legibility of Document ... when received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me L. D. Richards, a Notary Public in and for said County and State, the within named Milburn Ellis and wife, Harriett Ellis; Mitchell M. Boner and wife, Carrie Alberta Goodwin Boner, 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 this 18th day of February, 1965.

My commission expires May 1, 1966 — L. D. Richards, Notary Public.

STATE OF _____
_____ 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 purpose 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

STATE TAX $ 11.25
PROBATE 50
TOTAL $ 11.75

FEB 23 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 23 1965

INSTALLMENT DEED
G-1770/8 Last

FROM
MILBURN ELLIS, ET UX

TO
MITCHELL M. BONER, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 23 day of FEB A. D. 19 65
at 2:30 o'clock P. M.,
Noted in Book 3863 Page 721
Recorded in Book 3 Page 3
Recording Fee $ 3.50
By _____ Dept. Reg.
County Register

Published by
TENNESSEE TITLE COMPANY
Nashville, Tenn.