Addrsss New Owners :

Mr. & Mrs. Bobby Wayne Richards
3014 Ambrose Drive
Nashville, Tennessee

Tax Notices To:

Mr. & Mrs. Bobby Wayne Richards
3014 Ambrose Drive
Nashville, Tennessee

Tax Parcel No. 10D37645

Map No. 1a

PAR 18

Installment Deed

BOOK 3865 PAGE 615

FOR AND IN CONSIDERATION of the sum of ——$1,500.00——

——One Thousand Five Hundred & No/100—— *Dollars,*

of which ——$150.00——

——One Hundred Fifty & No/100—— *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder ——$1,350.00——

——One Thousand Three Hundred Fifty & No/100—— *Dollars,*

BOBBY WAYNE RIVHARDS AND WIFE FIONA S. RICHARDS *ha ve executed*

their one joint note of even date herewith, payable to the Grantors, in monthly installments of $16.50 including interest at 6%, with first payment due March 27, 1965

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, we

ZACK Q. MYERS AND WIFE TOCCOA B. MYERS

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

BOBBY WAYNE RICHARDS AND WIFE FIONA S. RICHARDS

their *(successors), heirs and assigns,*

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

A tract of land in the 10th. Civil District on Baker's Station Road, being Tract No. 4 of the unrecorded subdivision of the Zack Myers land and described according to a survey by Odo E. Rhodes, as follows:

BEGINNING at a point in the L&N Railroad right-of-way, said point being the northeast corner of Tract No. 3 which was conveyed to William E. Lee, et ux, by Deed of record in Book 2836, Page 212, Register's Office for said County; thence with said L&N Railroad right-of-way North 18 degrees West 100 feet to the southeast corner of Tract No. 5, which was conveyed to James C. King, et ux by Deed of record in Book 3840, Page 130, Register's Office for said County; thence with Tract No. 5, South 80 degrees West 745 feet to a point in the line of Tract No. 1; thence with Tract No. 1, South 29 degrees East 100 feet to a point , a corner to Tract No. 3; thence with Tract No. 3, North 81 degrees East 715 feet to the point of beginning, and containing 1.70 acres, more or less.

Being part of the same property conveyed to Zack Q. Myers, Et Ux from Jewell Gibbons, Et Ux, by Deed of record in Book 3576 Page 99, Register's Office for Davidson County, Tenn.

This property is conveyed subject to the right-of-way of Baker's Station Road and all easements apparent and of record, and to the following restrictions which shall run until January 1, 1975

(1) Any dwelling erected on the property shall be of finished outside construction, and shall contain a minimum of 800 square feet of living area on the ground floor.
(2) Any Trailer or Mobile Home on the property shall be on a solid foundation.
(3) No outside toilets may be used.
(4) There shall be no swine kept on the premises.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto, belonging, to the said Bobby Wayne Richards and Wife Fiona S. Richards, their *(successors), 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.,* except for 1965 taxes which will be paid by the Grantors

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bobby Wayne Richards and Wife Fiona S. Richards, their *(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 Bobby Wayne Richards and Wife Fiona S. Richards *hereinafter referred to as trustors, hereby transfer and convey unto* L. Kenneth Johnson, *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 insurable value *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 27th *day of* February, 19 65.

Zack Q. Myers

Toccoa B. Myers

Bobby Wayne Richards

Fiona S. Richards

Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Zack Q. Myers, Toccoa B. Myers, Bobby Wayne Richards and Fiona S. Richards *the within named 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 Goodlettsville, Tennessee *this* 27th *day of* February, 19 65.

Notary Public

NOTARY PUBLIC THOMSON ARE OF TENNESSEE

Commission expires July 31, 1968

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 OF TENNESSEE

COUNTY OF_____

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 corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____,

this _____ *day of* _____, 19____. _____ *Notary Public*

Commission expires _____

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INSTALLMENT DEED

FROM

ZACK Q. LYERS, ET UX

TO

BOBBY WAYNE RICHARDS, ET UX

708 78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 2 3 06 PM '65

NOTE: BOOK 1111 PAGE 129
RECORDING FEE $ 2.25
DEP. REG. _____

Compliments of

Madison Company

MAL... ESSEE

Southern ... e Company

42' ... Pike

KNO... ESSEE

$1,400.00

THOMSON Rel. #1
Goodlettsville Tenn.

PAID MAR 2 1965 Wja

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

STATE TAX $ 2.25
PROBATE 50
TOTAL $ 2.75

MAR 2 1965