Address New Owners and send Tax Notices to:
Mr. & Mrs. Rufus Carter
103 Utley Drive
Goodlettsville, Tennessee

Tax Parcel No. 6022400

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

Map No. 18-7
Par. 39

INSTALLMENT DEED

BOOK 3918 PAGE 680

FOR AND IN CONSIDERATION OF the sum of ——$12,475.00——
——Twelve Thousand Four Hundred Seventy Five And No/100—— DOLLARS
of which $ 500.00 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 note of even date herewith in the amount of $11,975.00 payable to W. C. Moncrief and Company, Inc., in monthly installments of $80.00 including interest at 6% with first payment due August 28, 1965

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

RUFUS CARTER AND WIFE NELL HOOPER CARTER

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

Lot No. 40 of Connell Estates Subdivision, Section No. 1, in the City of Goodlettsville 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. by Deed from W. C. Moncrief and Company, Inc., as of record in Book 3252, Page 219, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all easements, restrictions, and zoning regulations apparent and of record.

This is improved property known as 103 Utley Drive, Goodlettsville, Tennessee

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, 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 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 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 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 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 trent 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 premises 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 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 28th day of July 19 65

Goodlettsville Development Co., Inc.

By - W. C. Moncrief
W. C. Moncrief, President

H. S. Moss, Secretary-Treasurer
H. S. Moss

Rufus Carter
Rufus Carter

Nell Hooper Carter
Nell Hooper Carter

GOODLETTSVILLE DEVELOPMENT CO., INC. SEE CORPORATE SEAL

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 Rufus Carter and Wife Nell Hooper Carter 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 28th day of July 1965

Commission Expires July 31, 1968

Matt N. Thomson
Notary Public

THOMSON NOTARY PUBLIC STATE OF TENNESSEE

STATE OF Tennessee
Davidson County

STATE TAX $ 15.71
PROBATE .50
TOTAL $ 19.21

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 Secy-Treasurer respectively of the Goodlettsville Development Co., 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

AUG 3 1965
R. E. WOSNALL
COUNTY CLERK
DAVIDSON COUNTY, TENN.

WITNESS my hand and official seal at office at Goodlettsville, Tennessee on this the 28th day of July 1965

My commission expires July 31, 1968

Matt N. Thomson
Notary Public

INSTALLMENT DEED

FROM GOODLETTSVILLE DEVELOPMENT CO., INC.

TO RUFUS CARTER, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 3 day of AUG 19 65 at 8 57 M., and recorded in Book 3918 Page 691 Fee $ 1.10

FELIX D. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

County Register

Dept.

91313

RECORDING FEE 1.10
DEP. REG. .25

PAGE 1 & 2

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CORPORATI
PENNSYLVANIA

This Instrument Prepared By
COSS, JOHNSON & FENWICK
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH

MAIL- THOMSON REALTY Goodlettsville, Tenn