New Owner:
Mr. Freeman G. Evans

Send Tax Statements to:
Freeman G. Evans
~~Earhart Pike~~ 1407 Chester Avenue
Nashville, Tennessee

Par. No. 4D-13250
Map 98
Par. 7

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1003

BOOK 3934 PAGE 835

FOR AND IN CONSIDERATION OF the sum of $2,500.00
TWO THOUSAND FIVE HUNDRED AND NO/100----------DOLLARS
of which $ 1,000.00 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 promissory note of even date herewith, for the sum of ONE THOUSAND FIVE HUNDRED DOLLARS ($1500.00) DUE AND PAYABLE TWO YEARS FROM DATE, with interest at 6% per annum, with an option to renew said note for an additional two years, with interest at 6% per annum, with the privilege to repay at any time without penalty.

PREPARED BY
H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

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, PATTIE S. HARRISON AND HUSBAND, CHARLES M. HARRISON

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto
FREEMAN G. EVANS AND WIFE, KATHLEEN F. EVANS

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

A tract of land lying partly in the 4th Civil District of Davidson County, Tennessee, and partly in the _____Civil District of Wilson County, Tennessee, and being known as parts of Lots 7 to 10, both inclusive, on the Map showing the Subdivision of the Jacobs Farm, made by Robert H. Meade, Engineer, on May 3, 1958, being described as follows:
BEGINNING at a right of way marker in the east margin of Earhart Pike, as widened; 34 feet east of the centerline thereof, in the south line of the lands of T.E. McMurtry being the northwest corner of this tract; thence with McMurtry's south line, South 89° 15' East 1219 feet to a point; and South 88° 16' East 559.8 feet to the southwest corner of the G.C. Thompson tract; thence with Thompson's south line, South 85° 39' East 542.2 feet to a stake; thence South 1° 11' West 8 feet to the right of way marker in the north line of Controlled Access Highway I-40, as created by instrument of record in Book 3285, page 409, Register's Office of Davidson County, Tennessee; thence along the north right of way of said Highway I-40, North 87° 41' West passing through a right of way marker at 1580 feet, a total distance of 2326.3 feet to the right of way line of the east margin of said Earhart Pike; thence with the margin of the same, North 1° 47' East 176.7 feet to the point of beginning, containing 5.5 acres, more or less.
Being part of the property conveyed to Pattie Harrison, by deed from A.T. Jacobs and wife, as of record in Book 3029, page 565, Register's Office for Davidson County, Tennessee, which said deed is likewise recorded in Deed Book 170, page 171, Register's Office of Wilson County, Tennessee, and to Pattie S. Harrison and husband, Charles M. Harrison, by deed from A.T. Jacobs and wife, as of record in Book 2797, page 599, Register's Office for Davidson County, Tennessee, which said deed is likewise of record in Deed Book 170, page 173, Register's Office of Wilson County, Tennessee.

This is unimproved property on Earhart Pike.

CONT'D. NEXT PAGE

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 BURT FRANCIS 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 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 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 8th day of September 19 65.

Pattie S Harrison
Pattie S. Harrison

Charles M Harrison
Charles M. Harrison

Freeman G. Evans
Freeman G. Evans

Kathleen F. Evans
Kathleen F. Evans

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 Pattie S. Harrison & husband, Charles M. Harrison; Freeman G.Evans & wife,Kathleen F. Evans 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 8th day of September 195 65

Commission Expires May 1, 1966

L.D. Richards
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 purposes 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 $ 3.75
PROBATE 50
TOTAL $ 4.25
SEP 14 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED
G-181384-Jmn

FROM
PATTIE S. HARRISON, FT VIR

TO
FREEMAN G. EVANS, FT UK.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this _____ day of _____ A. D. 19__
at _____ o'clock _____ M.,
Recorded in Book _____ Page _____
Note Book _____ Page _____
Recording Fee _____
By _____ Dept. Reg.

FELIX Z. DAILSON IT REGISTER
DAVIDSON COUNTY
STATE OF TENN.
SEP 14 25 PM '65

TENNESSEE TITLE COMPANY
Nashville, Tenn.
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX