Address New Owners and Send Tax Notices to:
Mr. & Mrs. James Edwin Galbreath
Bakers Station Road
Goodlettsville, Tenn.

Tax Parcel No. 10D37645
Map No. 6
Par. 18

This instrument prepared by
COSS, JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

BOOK 3938 PAGE 264

Installment Deed

FOR AND IN CONSIDERATION of the sum of — $1500.00 —

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

of which — $150.00 —

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

the receipt of which is hereby acknowledged, and for the remainder — $1350.00 —

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

JAMES EDWIN GALBREATH and Wife RUBY M. GALBREATH *he* YO *executed*

their one joint note of even date herewith, payable to the Grantors, in monthly installments of $15.00 including interest at 6%, with first payment due November 1, 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

JAMES EDWIN GALBREATH and Wife RUBY M. GALBREATH,

their *(successors), heirs and assigns,*

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

Tract # 18 of the unrecorded subdivision of the Myers property on Bakers Station Road in the 10th Civil District and described according to a survey by Odo E. Rhodes, as follows:

BEGINNING at a point in the center line of Bakers Station Road, said point being No. 15 deg. West 560 feet, more or less, from the intersection of Buck Branch Road; thence with the center of Bakers Station Road No. 3 deg. 30' East 183 feet, more or less, N. 5 deg. 15' West 230 feet, more or less; No. 20 deg. West 130 feet, more or less, No. 14 deg. West 276 feet, more or less; and No. 10 deg. W. 138 feet, more or less; thence leaving Bakers Station Road and running up the hill, So. 72 deg. West 425 feet, more or less to a point; thence So. 33 deg. E. 932 feet, more or less, to the point of beginning, and containing 4.3 acres, more or less.

Being part of the property conveyed to Zack Q. Myers, et ux by deed from Jewell Gibbons, et ux as of record in Book 3576, page 99, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements apparent and of record.

This is unimproved property near the north end of Bakers Station Road.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto, belonging, to the said JAMES EDWIN GALBREATH and Wife RUBY M. GALBREATH 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 1965 taxes which will be paid by the seller

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES EDWIN GALBREATH and Wife RUBY M. GALBREATH, 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 JAMES EDWIN GALBREATH and Wife RUBY M. GALBREATH, *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 $ XXX, *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 20th *day of* September, *1965.*

Zack Q. Myers

Zack Q. Myers

Toccoa B. Myers

Toccoa B. Myers

James Edwin Galbreath

James Edwin Galbreath

Ruby M. Galbreath

Ruby M. Galbreath

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, JAMES EDWIN GALBREATH, and RUBY M. GALBREATH *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* 20th *day of* September, *19*65.

Matt N. Thomson

Notary Public

MATT N. THOMSON NOTARY PUBLIC AT LARGE STATE 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 _____

$1,500.00

MAIL - THOMPSON TITLE CO
Goodlettsville, Tenn

INSTALLMENT DEED

FROM

ZACK Q. MYERS, et ux

TO

JAMES EDWIN CALBREATH, et ux

STATE TAX $ 2.75
PROBATE 50
TOTAL $ 3.25

SEP 23 1965

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

98778

FELIX WILSON JR REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 23 10 36 AM '65

NOTED: BOOK 112 PAGE 501
RECORDING FEE $ 2.50
DEP. REG. _____

Compliments of

Madison Title Company

MADISON

DOCUMENTARY