New Owners: Hanson Bland Skelton et ux
Address: _____Campbell Road, Nashville, Tennessee
Tax Parcel Number: 11D 27900
Send Tax Notices to: (same as above)

BOOK 3941 PAGE 259

Installment Deed

FOR AND IN CONSIDERATION of the sum of TWENTY ONE THOUSAND THREE HUNDRED SEVENTY FIVE AND NO/100 ----------($21,375.00) *--Dollars, of which* TWO THOUSAND FIVE HUNDRED AND NO/100 ---------- ----------($2,500.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* EIGHTEEN THOUSAND EIGHT HUNDRED SEVENTY FIVE AND NO/100 ----------($18,875.00) *Dollars,* Hanson Bland Skelton and wife, Margaret S. Skelton, *have executed* their one joint promissory note of even date herewith payable to the order of J. C. Thompson Construction Company, Inc., in monthly installments of $150.00 each, including principal and interest at the rate of 6% per annum, beginning 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, J. C. Thompson Construction Company, Inc., a Tennessee corporation, hereinafter called the grantor, has ~~this~~ *this day bargained and sold, and do hereby transfer and convey unto the said* Hanson Bland Skelton and wife, Margaret S. Skelton, hereinafter called the grantees, their ----------(~~heirs~~), *heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land lying in the 11th Civil District of said County, described according to a copy of a survey made by Harvey Gee, Surveyor, dated July 1, 1964, as follows:

Beginning at a point in the south margin of Campbell Road, 593.25 feet east from the easterly margin of Ronnie Road, being ~~the~~ northeast corner of a tract recently conveyed to J. C. Thompson Construction Company, Inc.; thence along the margin of Campbell Road, South 87° 01.5' East 113 feet to a point; thence South 2° 58.5' West 341.7 feet to a point; thence South 79° 28.5' West 116.2 feet to the southeast corner of the lot heretofore conveyed to Thompson Construction Company, as aforesaid; thence along the line of said lot, North 2° 58.5' East 368.8 feet to the point of beginning.

Being the same property conveyed to J. C. Thompson Construction Company, Inc., by deed from William W. Gray and wife, Mamie E. Gray, of record in Book 3800, page 270, Register's Office for Davidson County, Tennessee.

This is improved property, known as 513 Campbell Road, Nashville, Tennessee.

(This instrument was prepared by James A. Lesemann, Attorney-at- Law, 533 Gallatin Road, Madison, Tennessee.)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto, belonging, to the said grantees, their ~~successors~~, *heirs and assigns forever.* It ~~covenant~~ that it is *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 taxes for 1965 which are to be paid by the said grantor, the said grantees having paid their pro-rata share of same.

The said grantor and assigns, *further covenant and bind* s itself, its successors/ ~~xxxxxxxxxxxxxxxxxxxxxx~~ *to warrant and forever defend the title to said real estate to said* grantees, 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 grantees *hereinafter referred to as trustors, hereby transfer and convey unto* Harris Vaughn, *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 $18,875.00, *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.

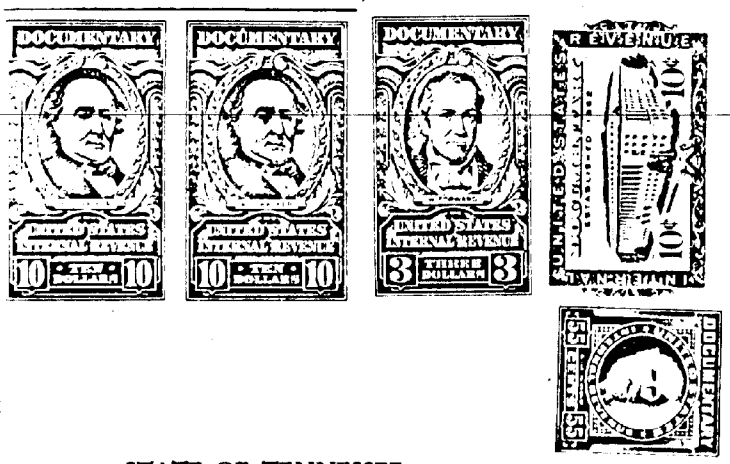
3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

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 24 *day of* September, 19 65.



J. C. Thompson Construction Company, Inc.

By: J. C. Thompson President
J. C. Thompson, President

Hanson Bland Skelton
Hanson Bland Skelton

Margaret S. Skelton
Margaret S. Skelton

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Hanson Bland Skelton and wife, Margaret S. Skelton,

*the within named 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 Madison, Tennessee, *this* 24 *day of* September, 19 65.

Mrs. Rebecca S. Lipscomb, Notary Public

Commission expires 1-31-67

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 Davidson

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* J. C. Thompson, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* J. C. Thompson Construction Company, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Madison, Tennessee, *this* 24 *day of* September, *19* 65. Mrs Williams M. Lee *Notary Public*

Commission expires 1-31-67

INSTALLMENT DEED

FROM

J. C. THOMPSON CONSTRUCTION COMPANY, INC.

TO

HANSON BLAND SKELTON ET UX

STATE TAX $ 32.00
PROBATE 50
TOTAL $ 32.50

SEP 30 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID $32.50

99884

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 30 2 00 PM '65

REC. 112
RECORDING FEE 2.75
DEP. REG. 2.75

Compliments of

Madison Title Company
MADISON, TENNESSEE

Representing

Southern Title Insurance Company
4277 Lyons View Pike
KNOXVILLE, TENNESSEE

Mail To
Hanson Bland Skelton
501 Campbell Road
Madison Tenn