New Owner: Joel C. Storie et ux Send Tax Statements to: Map No. 85-7
200 Downeymeade Drive New Owner Parcel 136
Nashville, Tennessee

INSTALLMENT DEED BOOK 3976 PAGE 784

For and in Consideration of the sum of Twenty-Seven Thousand Five Hundred and No/100----------($27,500.00)-- Dollars, of which Three Thousand Five Hundred and No/100-------($3,500.00)---- Dollars, has been paid in cash by Joel C. Storie and wife, Martha Jean Storie the receipt of which is hereby acknowledged, and for the remainder of Twenty-Four Thousand and No/100----------($24,000.00)-- Dollars, the said Joel C. Storie and wife, Martha Jean Storie ha ve executed a promissory note of even date herewith in the principal sum of $24,000.00, payable to Pearl Rose Gibson in monthly installments of $150.99 each, including principal and interest at the rate of Five and Three-Fourths (5 3/4%) per cent per annum, commencing on the 1st day of February, 1966 and continuing from month to month with a like installment on the 1st day of each succeeding month thereafter until the entire unpaid balance, both principal and interest, is paid in full. Said monthly installments are to be credited first to interest at the said rate of Five and Three-Fourths (5 3/4) per cent per annum with the balance of said monthly installments credited to the principal balance.

This instrument prepared by Clarence O. Ingram, Attorney at Law, 2620 Old Lebanon Road, Nashville, Tennessee 37214.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, Pearl Rose Gibson, Unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Joel C. Storie and wife, Martha Jean Storie, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 268 on the Plan of Stanford Country Club Estates, Section 2, as of record in Book 2854, Page 79, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Lebanon Road at a common corner with Lot No. 269; thence northwesterly with line of said Lot No. 269, 305.54 feet to a point; thence N 19° 11' E, 28.42 feet to a concrete monument; thence N 76° 42' E, 222.0 feet to a concrete monument in the westerly margin of Downeymeade Drive; thence southeasterly with said margin of said drive, 8.0 feet to a concrete monument; thence continuing with said margin of said drive, 159.92 feet to a concrete monument; thence continuing with said margin of said drive, 11.27 feet to a concrete monument at the beginning of a curve; thence southeasterly around said curve with a radius of 25 feet, 39.19 feet to a concrete monument in the northwesterly margin of Lebanon Road; thence southwesterly with said margin of said Lebanon Road, 136.94 feet to the point of beginning.

Being property to which title was vested in the grantor by deed from Wendell K. Harris et al as of record in Book 3614, Page 34, Register's Office for Davidson County, Tennessee, and by decree of the Probate Court of Davidson County, Tennessee, as of record in Minute Book 3, Page 75, Circuit Court Clerk's Office for Davidson County, Tennessee.

Pearl Rose Gibson, Pearl Allen and Pearl Rose Bendenelli are one and the same person.

Said Property is improved and is known as 200 Downeymeade Drive, Nashville, Tennessee.



To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Joel C. Storie and wife, Martha Jean Storie, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Joel C. Storie and wife, Martha Jean Storie 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 in hand paid, we, the said Joel C. Storie and wife Martha Jean Storie do hereby transfer and convey unto Clarence O. Ingram, 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 Joel C. Storie and wife, Martha Jean Storie 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 $24,500.00 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 interst 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 Joel C. Storie and wife Martha Jean Storie 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; if 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 trust 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 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 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 Joel C. Storie and Martha Jean Storie 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 Clarence O. Ingram, Trustee, shall be vested in said successor.

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 Pearl Rose Gibson, Joel C. Storie and Martha Jean Storie hereunto set our hands at Crossville/ and Nashville, Tennessee, this the 8th day of January 1966

Pearl Rose Gibson

Joel C. Storie

Martha Jean Storie

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel C. Storie and wife, Martha Jean Storie

the 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 Nashville, Tennessee, this 8th day of January, 1966

Clarence O. Ingram, Notary Public.

Commission Expires July 21, 1969

STATE OF Tennessee
Cumberland **County.**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pearl Rose Gibson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Crossville, Tennessee this 8th day of January, 1966

Clarence O. Ingram, Notary Public.

Commission Expires July 21, 1969

BOOK 3976 PAGE 787

STATE OF TENNESSEE
Davidson 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

INSTALLMENT DEED

FROM

PEARL ROSE GIBSON
Unmarried

TO

JOEL C. STORIE and wife,
MARTHA JEAN STORIE

to

Clarence O. Ingram, Trustee

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

SLATE TAX $ 4.25
PROBATE .50
TOTAL $ 4.75

JAN 11 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 11 1966
BY

13357

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 11 9 26 AM '66

NOTED BOOK 113 PAGE 314
RECORDING FEE $ 3.75
DEP. REG. M

Please mail to:
Clarence O. Ingram
Attorney at Law
2620 Old Lebanon Road
Nashville, Tennessee