This Deed Prepared by:
Leon Ruben, Attorney
125 Lafayette St. Nashville, Tennessee

Installment Deed

BOOK 3984 PAGE 388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William E. Lane	Same	MAP. 24
(NAME)	(NAME)	Par. 72
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	"	175
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

FOR AND IN CONSIDERATION of the sum of ----------Twenty-Two Thousand, Five Hundred and No/100----------*Dollars,* *of which* ----Seven Thousand and No/100---------- ----------($7,000.00)----------*Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* --Fifteen Thousand, Five Hundred and no/100----------*Dollars,* ----------($15,500.00)----------

William E. Lane and Wife Jessie V. Lane have executed their promissory note in the principal sum of $15,500.00 of even date herewith, which said note is payable to the order of Robert L. Morrison, and wife, Mattie D. Morrison; said note provides for the payment of Attorney's fees if placed in the hands of an attorney for collection. Said note being payable in monthly installments of $100.00 each, for 120 months, including interest at the rate of 6% per annum on the unpaid principal balance. Monthly payments are to be applied, first, to the payment of interest on the principal, or so much thereof as shall, from time to time remain unpaid and the balance to be applied to payment of principal until the entire amount is paid. Further on the 121st payment the unpaid balance shall become due and payable. The grantees reserve the right to pre-pay without penalty. The 1st payment of $100 is due & payable on Feb. , 1966 & thereafter on or before the ___ day of each succeeding mo. with the unpaid bal. due on the 121st month.

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, Robert L. Morrison and wife, Mattie D. Morrison *have this day bargained and sold, and do hereby transfer and convey unto the said* William E. Lane and wife Jessie V. Lane their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 10th formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, November 17, 1960, as follows:
BEGINNING in the center of Dry Creek Road at the southwest corner of the property conveyed to H. L. Redding, Sr. and wife, by deed from W. E. Deering, Jr. and wife, of record in book 1877, page 165, Register's Office for said County; thence with the center of said Road, north 62° 45' west 253 feet to the beginning of a 10° curve; thence around said curve with a radius of 573 feet, northwestwardly 687.8 feet; continuing with the center of said Road, north 5° 40' east 693.7 feet to a railroad spike; thence leaving said Road, north 81° east, passing an iron pin on the easterly margin of said Road, 1635 feet to an iron pin on the westerly line of the Jackson property; thence with said line, south 2° west 817 feet to a post at a corner of said Redding property; thence with the line of said Redding property, south 76° 30' west 730 feet to a post, and south 33° 30' west 765 feet to the beginning, containing 40 acres, more or less.
Including but excluding therefrom a tract of land conveyed to E. Neil Redding and wife, Barbara D. Redding, by deed from Robert L. Morrison and wife, of record in book 3644, page 444, Register's Office for said County; and also a tract of land conveyed to Henry Morris Moore and wife Grace B. Moore, by deed from Robert L. Morrison and wife, of record in book 3847, page 964, said Register's Office.
Being part of the real property conveyed to Robert L. Morrison and wife Mattie D. Morrison, by deed from James Robert McCasland and wife, of record in book 3163, page 183, said Register's Office.

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unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said William E. Lane and Wife, Jessie V. Lane *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.*

We *further covenant and bind* Ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William E. Lane and wife, Jessie V. Lane, 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 William E. Lane, and wife, Jessie V. Lane *hereinafter referred to as trustors, hereby transfer and convey unto* Leon Ruben, *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 $ ....., 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 24th day of February, *19*66

RECORDER'S MEMO:
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Robert L. Morrison

Mattie D. Morrison

William E. Lane

Jessie V. Lane

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William E. Lane and wife, Jessie V. Lane and Robert L. Morrison and wife Mattie D. Morrison

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 Nashville, *Tennessee, this* 24th *day of* February, *19*66

Notary Public

Commission expires May 16 1967

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, ...*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 corporatoin by .....*self as*.....

Witness my hand and seal, at office in.....,

this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

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STATE TAX $ 33.75
PROBATE 50
TOTAL $ 34.25

FEB 4 1966

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

FEB 4 1966

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 4 10 27 AM '66

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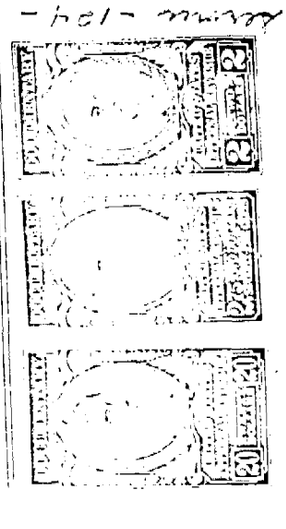
INSTALLMENT DEED

FROM

Robert L. Morrison et ux

TO

William E. Lane et ux



Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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