New Owners: Mary Remine Rector, 4605 Log Cabin Road, Nashville, Tennessee send tax bills to the same. 15D 28900 Map 61-8 Par 150

INSTALLMENT DEED

For and in Consideration of the sum of Twelve Thousand, Five Hundred and no/100 ($12,500.00) Dollars, of which Two Thousand, Five Hundred ($2,500.00) Dollars, has been paid in cash by Mary Remine Rector the receipt of which is hereby acknowledged, and for the remainder Ten Thousand and no/100 ($10,000.00) Dollars, the said Mary Remine Rector has executed her one promisory note of even date herewith payable to the order of Harriette Ann Comer Killeen in monthly installments as follows: On the first day of September, 1966 the sum of $100.00 plus interest on the unpaid principal balance at the rate of 6% per annum, and therafter, an equal sum plus interest as set out herein on or before the 1st day of each and every suceeding month until the entire amount of principal and interest has been paid in full. However, it is understood that the entire amount of this indebtness will be paid in full at the end of twenty-four (24) months.

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, Mary Remine Rector

have this day bargained and sold, and do hereby transfer and convey unto the said Harriette Ann Comer Killeen, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING the westerly parts of Lots Nos. 9 and 10 on the Map of Mrs. A. J. McGaughey's Subd. of Tract No. 2, Second Haysboro Subd., as of record in Book 843, page 71, Register's Office for said County, described as follows:

BEGINNING at a point at the southeast intersection of Log Cabin Road and Medora St. thence along the margin of Medora Street, southerly 215 feet to a point at the soutwest corner of Lot No. 10; thence along the south margin of Lot No. 10, easterly 112 feet to a point, being the southwest corner of the property conveyed to David L. Jones and wife, as by deed of record in Book 1414, page 287, said Register's Office; thence along the west line of said Jones' property, northerly 162 feet more or less to the south margin of Log Cabin Road; thence with the margin of the same westerly 82 feet more or less to a turn in said road, and continuing with said road northeasterly 98 feet to the point of beginning.

BEING the same property conveyed to Harriette Ann Comer, devisee under the Will of William Harold Comer, as of record in Will Book 74, page 181, County Court, Davidson County, Tennessee.

WILLIAM TERRY COMER, son of the Grantor, joins in the execution of this instrument for the purpose of transfering and conveying any rights present and future by him acquired by virtur of a warranty deed recorded in Book 3677, page 323, Register's Office for Davidson County, Tennessee.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mary Remine Rector, her 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 Mary Remine Rector, her 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 me in hand paid, I, the said Mary Remine Rector

do hereby transfer and convey unto Caesar E. Urrutia, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Mary Remine Rector

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 $10,000.00 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.

I 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 I 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 I, the said Mary Remine Rector 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 I 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; I 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. I 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. I 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 Mary Remine Rector 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 Caesar E. Urrutia, 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 Mary Remine Rector and Harriette Ann Comer Killeen and William Terry Comer hereunto set our hands at Nashville, Tennessee, this the 1 day of August 19 66

Mary Remine Rector

Harriette Ann Comer Killeen

William Terry Comer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James M. Foster, a Notary Public in and for said County and State, the within named Mary Remine Rector

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 Nashville, Tennessee, this 1 day of August, 1966

James M. Foster, Notary Public.

Commission Expires December 2, 1967

STATE OF Maryland
Prince Georges County.

Personally appeared before me, Patsy P. Kinne, a Notary Public in and for said County and State, the within named Harriette Ann Comer Killeen

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

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 Bowie, Maryland, this 10 day of August, 1966

Patsy P. Kinne, Notary Public.

Commission Expires July 1, 1970

COM'D. NEXT PAGE

STATE OF TENNESSEE
SHELBY County.

Personally appeared before me, JAMES M. TODD, a Notary Public in and for said County and State, the within named William Terry Comer

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

Witness my hand and official seal at MEMPHIS, TENNESSEE, this 8th day of AUGUST, 1966

James M. Todd, Notary Public.

Commission Expires My Commission Expires Feb. 12, 1967

Witness my hand and official seal at office at _____ on this the _____

STATE OF TENNESSEE
Davidson County

BOOK 4047 PAGE 212

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

Harriette Ann Comer Killeen

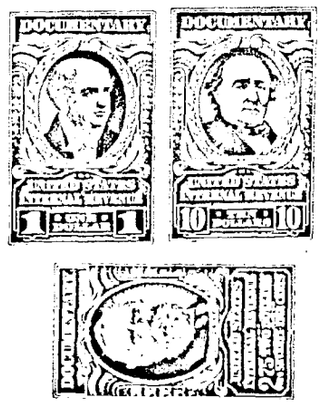
TO

Mary Remine Rector

Attorneys Title Company
Tides Guaranteed

NASHVILLE, TENN.

This deed was prepared by:
Caesar E. Urrutia
406 Stahlman Building
Nashville, Tennessee



39849

STATE TAX $ 187.50
PROBATE
TOTAL $ 187.50

AUG 16 1966

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

PAID AUG 16 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 16 12 14 PM '66

NOTED BOOK 114 PAGE 668
RECORDING FEE 3.00
DEP. REG. _____