BOOK 4065 PAGE 34

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1003 Name & Address NewOwner; Send Tax Statements;
Dr. Laurence A.Grossman,et al Dr. LaurenceA Grossman Tax Parcel No.9W-05660
1816 Hayes Street, 1816 Hayes Street,Nashville,Tenn.
Nashville, Tennessee

FOR AND IN CONSIDERATION OF the sum of THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($37,500.00)---------- DOLLARS

of which $9,375.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their one promissory note of even date herewith for the original principal sum of $28,125 payable to the order of Dr. T. Fort Bridges and wife, Frances K. Bridges in ten (10) annual installments after date with interest at the rate of six (6%) per cent per annum. Said note is payable in lawful money of the United States of America at such place as may be designated by the holder thereof,

Map 92-12
Par. 407
Mo.

STATE TAX $ 562.5
PROBATE .50
TOTAL $ 567.5

OCT 5 1966

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

PAID OCT 5 - 1966

STATE TAX $ 2613
PROBATE .50
TOTAL $ 26.63

OCT 5 1966

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

PAID OCT 5 - 1966

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

Dr. T. Fort Bridges and wife, Frances K. Bridges

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Dr. Laurence A. Grossman, Dr. Milton Grossman, Dr. Fred D. Ownby, Dr. Herman J. Kaplan, and Dr. Paul H. Barnett

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said Lot No. 108 fronts 50 feet on the northerly side of Hayes Street and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Dr. T. Fort Bridges and wife, Frances K. Bridges, by deed from Jean Stacey Wasserman, Executrix-Guardian of Edward Paul Wasserman, as of record in Book 2106, page 493, said Register's Office.

Sellers retain possession of the premises through September 30th, 1966.
Property improved and known as 1914 Hayes Street, Nashville, Tenn.
Grantees shall have the right on and after October 1, 1969, to remove the improvements located upon the above described property provided they are not in default under the terms of this instrument and the promissory note secured hereby.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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 the said real estate to said grantees, their 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 us in hand paid, we, the said grantees herein do hereby transfer and convey unto T. I. Holman, Jr., 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 grantees 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 $ 28,000 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 interest 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 grantees, 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; 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 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:

This instrument prepared by
STEPHENSON, LACKEY & HOLMAN
First Federal Building
Nashville, Tenn. 37219

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 advise 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 the grantees herein, their heirs, 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the 30th day of September 19 66

J. Fort Bridges
Dr. T. Fort Bridges

Frances K. Bridges
Frances K. Bridges

Dr. Laurence A. Grossman

Milton Grossman
Dr. Milton Grossman

Fred D. Ownby
Dr. Fred D. Ownby

Herman J. Kaplan
Dr. Herman J. Kaplan

Paul H. Barnett
Dr. Paul H. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named Dr. T. Fort Bridges and wife, Frances K. Bridges the 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, Tenn. this 30th day of September, 1966

Commission Expires 2-8-67 Virginia R. Runion Notary Public.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia R. Runion, a Notary Public within and for the State and County aforesaid, the within named Dr. Laurence A. Grossman, Dr. Milton Grossman, Dr. Fred D. Ownby, Dr. Herman J. Kaplan and Dr. Paul H. Barnett, 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 30th day of September, 1966.

Commission Expires: 2-8-67 Virginia R. Runion Notary Public

INSTALLMENT DEED

FROM

DR. T. FORT BRIDGES AND WIFE,

TO

FRANCES K. BRIDGES

DR. LAURENCE A. GROSSMAN,
DR. MILTON GROSSMAN, DR. FRED D. OWNBY, DR. HERMAN J. KAPLAN, AND DR. PAUL H. BARNETT

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received this 31 day of Oct A. D. 1966 at 4 o'clock PM

Noted in Book T Page

Recorded in Book 3115 Page 115

Recording Fee 2.75

P. Reg.

By

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

County Register

DOCUMENTARY 25 CENTS 954309 THIRTY DOLLARS

Published by

TENNESSEE TITLE
Nashville, Ter
Zone Office
LAWYERS TITLE IN
CORPORATIC
of Richmond, Vi

File: Final Federal