This deed prepared by:
Leon Ruben, Attorney
125 Lafayette St.
Nashville, Tennessee

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Map 71-3
Par. 52-53

INSTALLMENT DEED

For and in Consideration of the sum of ----------Thirty Four Thousand and No/100 ----------($34,000.00) ---------- Dollars,

of which Two Thousand and No/100 ----------($2,000.00) ---------- Dollars,

has been paid in cash by Fred Hahn and wife, Marynelle Hahn

the receipt of which is hereby acknowledged, and for the remainder Thirty-Two Thousand and No/100 ---------- ($32,000.00)---------- Dollars,

the said Fred Hahn and wife, Marynelle Hahn have executed their promissory note of even date herewith in the principal amount of $32,000.00 payable to the order of Edward A. Robertson, Jr. in the following manner: On January 1, 1967 an installment in the amount of $4,500.00 and on January 1, 1968 an installment of $2,500.00 and each succeeding January 1 an amount of $2,500.00 being due until January 1, 1978, all said installments being in the amount of $2,500.00 plus 6% interest on the unpaid balance; the Grantees herein to reserve the right to prepay without penalty or additional interest after January 1, 1967

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, We, Edward A Robertson, Jr. and wife, Rose Anthony Robertson

have this day bargained and sold, and do hereby transfer and convey unto the said Fred Hahn and wife, Marynelle Hahn, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Lot 1 and the Southerly 80 feet of Lot 2, in the Dr. E. T. Brown's Subdivision, of part of the Hughes Place, a plan of which is of record in Book 232, page 55, Register's Office of Davidson County, Tennessee, being a portion of the property conveyed to E. A. Robertson by deed of record in Book 731, page 146, Register's Office of Davidson County, Tennessee, and devised to Mrs. E. A. Robertson under Will of E. A. Robertson. Said property fronts 200 feet on the westerly side of Dickerson Road and runs back 250 feet between parallel lines to an alley.

Being thw same property conveyed to Edward A. Robertson, Jr. by Deed from Mary A. Robertson, a widow of E. A. Robertson, Sr., of record in Book 2497, page 353, Register's Office for said County.

Address of New Owner:	Send tax notices to	Map Parcel No.
Fred Hahn	Same	
1509 Dickerson Road	Same	
Nashville, Tennessee	Same	

Property is unimproved

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Fred Hahn and wife, Marynelle Hahn, 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. except 1966 taxes which have been prorated and will be paid by Grantor. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Fred Hahn and wife, Marynelle Hahn 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 Fred Hahn and wife, Marynelle Hahn

do 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, for the purposes aforesaid, only.

We, the said Fred Hahn and wife, Marynelle Hahn

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 $_____ 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 Fred Hahn and wife, Marynelle Hahn 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 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 Fred Hahn and wife, Marynelle Hahn, their 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 Leon Ruben, 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 Edward A. Robertson Jr. and wife, Rose Anthony Robertson and Fred Hahn and wife, Marynelle Hahn hereunto set our hands at Nashville, Tennessee, this the 19th day of October 19 66

Fred Hahn
Edward A. Robertson Jr.
Rose Anthony Robertson
Marynelle Hahn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Edward A. Robertson and wife~~ and Fred Hahn and wife, Marynelle Hahn 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 19th day of October, 19 66

Wm. Harwell Davis, Notary Public.

Commission Expires May 14, 1969

STATE OF Tennessee
Davidson County.

Personally appeared before me, Harriet S. George, a Notary Public in and for said County and State, the within named Edward A. Robertson Jr. and wife, Rose Anthony Robertson 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 19th day of October, 19 66

Harriet S. George, Notary Public.

Commission Expires 6/1/70

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

Mail To
Tennessee Real Estate Co
301 Mercantile Bldg. Nashville, Tenn.

INSTALLMENT DEED

FROM
Edward A. Robertson, Jr. etux

TO
Fred Hahn et ux

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.
OCT 24 11 02 AM '66
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
REC. BOOK 115 PAGE 213
RECORDING FEE $ 2.75

DOCUMENTARY

4 8 5 9 7

PAID OCT 24 1966

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

OCT 24 1966

STATE TAX $ 1.50
PROBATE
TOTAL $ 1.50

PAID OCT 24 1966

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

OCT 24 1966

STATE TAX $ .50
PROBATE
TOTAL $ .50

Wood 37.40
Hahn 2.75
Stewart 82.50

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