Owners Address:
Howard L. Longstreet
1421½ Litton Avenue
Nashville, Tennessee

Mail Tax Statement to:
First Federal Savings and Loan
Fourth at Union Street
Nashville, Tennessee

Par #
15D-11325
Map. 92-11
Par. 21

INSTALLMENT DEED

BOOK 4089 PAGE 334

For and in Consideration of the sum of

Ten Thousand Five Hundred Dollars,

of which Three Hundred Ten and 77/00 Dollars,

has been paid in cash by Howard L. Longstreet and wife, Agnes C. Longstreet

the receipt of which is hereby acknowledged, and for the remainder of

Ten Thousand One Hundred Eighty Nine and 23/100- Dollars,

the said Howard L. Longstreet and wife, Agnes C. Longstreet have assumed the remaining principal balance in the amount of $6,789.23 owing under the terms of a Deed of Trust executed by Robert L. Brawley and wife Barbara Joyce Brawley, to Louis R. Linx, Trustee, of record in Book 3548, page 413, Register's Office, Davidson County, Tennessee, to secure First Federal Savings and Loan Association an indebtedness therein fully described, and

have executed their one joint promissory note of even date herewith for the principal sum of Three Thousand Four Hundred ($3,400.00) Dollars payable to Jim Stevens and Ben Watson in consecutive monthly installments of $20.39 each, including principal and interest at the rate of 6% per annum, said payments to be applied first to the payment of interest and the balance to be applied to principal, until a Deed of Trust of record in Book 3548, page 413, Register's Office, Davidson County, Tennessee is paid in full, at which time said monthly installments of $20.39 shall cease and in place thereof the payments shall become $83.39 each, including principal and interest at the rate of 6% per annum until said interest and principal sum is paid in full with the first of said installments becomming due on the 1st day of April, 1988 and thereafter a like amount on the 1st day of each succedding month. In the event that the mortgage of record in Book 3548, page 413, Register's Office, Davidson County, Tennessee is paid prior to April 1, 1988, in that event the payments of $20.39 will be increased to $89.39.

It is agreed and understood that default of payment of the note secured by a Deed of Trust of record in Book 3548, page 413, consiitutes a default in the terms and conditions of this instrument. In the event of default the owner of and holder of the note secured hereby, may declare this debt due and payable and proceed with forcloeure proceedings as provided herein.

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, Jim Stevens and Ben Watson

have this day bargained and sold, and do hereby transfer and convey unto the said Howard L. Longstreet and wife, Agnes C. Longstreet, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being designated as Tract No. 3 on a survey made by T. R. Sanford, Surveyor, December 30, 1957.

Beginning at a point on the northerly margin of Litton Avenue, said point being 590 feet, more or less, easterly from the northeast intersection of said Litton Avenue and Scott Avenue; thence north 16 degrees, 00 minutes east 340 feet to a point; thence south 83 degrees 50 minutes east 55 feet to a point; thence south 16 degrees 00 minutes west 340 feet to a point on the northerly margin of said Litton Ave., thence with the margin of same, north 83 degrees, 50 minutes west, 55 feet to the point of beginning.

Being the same property conveyed to Jim Stevens and Ben Watson by deed from Robert L. Brawley and wife, Barbara Joyce Brawley of record in Book 4066, page 209, Register's Office, Davidson County, Tennessee.

This Instrument prepared by:
Henry K. Buckner, Jr., Attorney
3937 Gallatin Road
Nashville, Tennessee

STATE TAX $ 15.75
PROBATE .50
TOTAL $ 16.25

DEC 28 1966

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

PAID DEC 28 1966
CT

STATE TAX $ 1.40
PROBATE .50
TOTAL $ 1.90

DEC 28 1966

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

PAID DEC 28 1966
CT

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Howard L. Longstreet and wife, Agnes C. Longstreet, 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 said real estate to said Howard L. Longstreet and wife, Agnes C. Longstreet, 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 Howard L. Longstreet and wife, Agnes C. Longstreet

do hereby transfer and convey unto Jack J. Foley, 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 Howard L. Longstreet and wife, Agnes C. Longstreet

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 $insurable value 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 Howard L. Longstreet and wife, Agnes C. Longstreet 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 Howard L. Longstreet and wife, Agnes C. Longstreet 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 Jack J. Foley, Jr., 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 Jim Stevens and Ben Watson and Howard L. Longstreet and wife, Agnes C. Longstreet hereunto set our hands at Nashville, Tennessee, this the 27th day of Dec. 1966

Jim Stevens

Ben Watson

Howard L. Longstreet

Agnes C. Longstreet

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Christine Bunch, a Notary Public in and for said County and State, the within named Jim Stevens and Ben Watson and Howard L. Longstreet and wife, Agnes C. Longstreet

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, Tennessee, this 27 day of December, 1966

My Commission Expires May 5, 1968
Commission Expires

Mrs. Christine Bunch, Notary Public.

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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
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: JIM STEVENS UTY. AUCTION
3927 GALLATIN RD. NASHVILLE, TENN.

INSTALLMENT DEED

FROM

Ben Watson and Jim Stevens

TO

Howard L. Longstreet and wife

Agnes C. Longstreet

10, 50 ac

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

55538

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 28 9 55 AM '56

NOTE BOOK 115 PAGE 534
RECORDING FEE $ 2.50
DEP. REG. .25