Address New Owner;
Michael Stevens
Route 2 River Road
Nashville, Tenn.

Send tax Notice to;
Same

BOOK 4093 PAGE 289

Installment Deed

FOR AND IN CONSIDERATION of the sum of Two Thousand Five Hundred ($2,500.00) ---------- *Dollars,*

of which Eight Hundred ($800.00) Dollars ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Ond Thousand Seven Hundred -- ($1,700.00) and 00/100 ---------- *Dollars,*

Michael Stevens, and wife, Betty Ann Stevens *have executed*

a promissory note in the amount of One Thousand Seven Hundred ($1,700.00) and 00/100 Dollars, without interest,

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,

Catherine H. Cullom

have this day bargained and sold, and do hereby transfer and convey unto the said

Michael Stevens, and wife, Betty Ann Stevens,

their *(successors), heirs and assigns,*

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

TRACT NO. 1

BEGINNING at a point in the Old River Road, at L. E. Cullom's northeasterly corner; thence, south 46°, 30 min west 448 feet; thence, south 49° 30 min west, 133.5 feet to a corner fence post by an apple tree; thence, south 44° east 241 feet to a corner fence post at L. E. Cullom's inner corner; thence, north 46° 30 min. east 762 feet to a point in the middle of the Old River Road at the corner of L. E. Cullom's long tract; thence, north 86°, 45 min west 200 feet to a point in the Old River Road; thence, north 69° 15 min. west 104.2 feet to the beginning. Said tract containing 3.70 acres, more or less.

TRACT NO. 2

BEGINNING at a point in the Old River Road at Ed Cullom's corner, north 78°, east 152 feet to a bodock tree with cedar pointers; thence, south 81°, 109 feet to a stake with cedar and elm pointers; thence, south 70° east, 231 feet to a cedar; thence, south 78° east 176 feet to an ash tree; thence north 1° east 239 feet to a stake with bodock pointer; thence, north 64° west 197 feet to a small hackberry tree; thence, north 54° 30 min west 185 feet to a stake; thence, north 63° 30 min. west, 221.6 feet to an elm tree; thence, south 46° west 388.5 feet to the beginning. Said tract containing 5.35 acres, more or less.

Both tracts being in the 8th Civil District of Davidson County, Tennessee, on the Old River Road, each being a portion of tracts recorded in Book 3406, page 286, Register's Office for Davidson County, Tennessee; and further described by survey of December 11, 1965, by S. H. Hutchison.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Michael Stevens, and wife, Betty Ann Stevens, their *(successors), 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.,* except for the sum of One Thousand Seven Hundred and 00/100 ($1,700.00) Dollars, owing to Catherine H. Cullom as evidenced by Instalment Deed note of even date herewith, final payment of which is due on or before December 1, 1969.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael Stevens, and wife, Betty Ann Stevens, 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 Michael Stevens, and wife, Betty Ann Stevens *hereinafter referred to as trustors, hereby transfer and convey unto* Dale Quillen, *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 9 *day of* August, *1966.*

(C)
x Katharine H. Cullom
x Michael Stevens
x Betty Ann Stevens

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dale Quillen, *a Notary Public in and for said County and State,* Catherine H. Cullom, *the within named 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* 9th *day of* August, *19*66

Dale Quillen
Notary Public

DALE QUILLEN NOTARY PUBLIC

Commission expires 11-8-67

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Dale Quillen, *a Notary Public in and for said County and State,* Michael Stevens and Betty Ann Stevens

the within named bargainor, 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 9th *day of* August, *19* 66

Dale Quillen *Notary Public*

Commission expires 1-8-67

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 .....

INSTALLMENT DEED

FROM

Catherine H. Cullom

TO

Michael Stevens, et ux
R2 River Rd
Nashville, Tenn 37209

This instrument prepared by:

Dale Quillen,
Attorney at Law
P. O. Box 7661
Nashville, Tennessee

PAID JAN 13 1967

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

JAN 13 1967

STATE TAX $ 3.75
PROBATE $ .50
TOTAL $ 4.25

57089

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 13 2 29 PM '67

NOTED: BOOK 115 PAGE 60
RECORDING FEE $ 2.25
DEP. REG. H.

Compliments of

Guaranty Title Company

A Division of
City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
ASHEVILLE, TENNESSEE