Prepared at
E. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

FORM 1003

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FOR AND IN CONSIDERATION OF the sum of $3,000.00
THREE THOUSAND AND NO/100---------- DOLLARS
of which $ 1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees herein have executed their one, joint principal note of even date herewith, for the sum of $2,000.00, payable to the Grantors herein, with interest at 6% per annum, both principal and interest payable $38.67 monthly, for a period of five years. Said payments to be applied first to payment of interest on the principal sum or so much thereof as shall from time to time remain unpaid and the balance to be applied to payment of principal, until the entire amount is paid in full, on the 17th day of May, 1972.

STATE TAX $ .450
PROBATE .50
TOTAL $ .500

MAY 18 1967

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

PAID MAY 18 1967

Map 8
P/O Par. 82
MO

NO STATE TAX DUE

MAY 18 1967

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

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

I, ALICE T. BAXTER

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

EARL D. WHEELER AND WIFE, BARBARA ANN WHEELER

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

Being Lot No. 6 on the Plan showing Alice T. Baxter Farm, not of record, described according to a survey made by Parrish Engineers, dated June 14, 1966, as follows: BEGINNING at a point in the center of Bidwell or Fitzgerald Road at the corner of Lots Nos. 6 and 7; thence with the line between said lots, south 87° 14' east 715 feet to a point; thence north 2° 46' east 65.7 feet to a corner of Lot No. 1 on said Subdivision; thence with the line between Lots 6 and 1, north 26° 04' west 148.5 feet to a corner of Lot No. 5 on said Plan; thence with the line between Lots 5 and 6, north 87° 14' west 643.4 feet to a point in the center of Bidwell or Fitzgerald Road; thence with the same, south 2° 46' west 195 feet to the point of beginning, containing 3.1 acres.

Being part of the property conveyed to Alice T. Baxter, by deed from Cora Baxter Nicholson and husband, as of record in Book 1679, page 541, by deed from Lillian Baxter Darrow, as of record in Book 1680, page 520, by deed from Albert Harper, as of record in Book 1681, page 42, by deed from Edith Baxter Dugger, et al, as of record in Book 1681, page 597, by deed from Mary Baxter Fitzgerald, as of record in Book 1710, page 247, one from Maurice Baxter, as of record in Book 1711, page 183, one from Ethel Harper Gregory, et al, as of record in Book 1711, page 199, and by deed from Leonard Baxter, as of record in Book 1725, page 151, and by deed from Jno. B. Cobb, County Court Clerk, as of record in Book 1734 page 485, said Register's Office.

Send Tax statements to: Earl D. Wheeler, Matthews Trailer Court, Monticello Road Madison, Tennessee
This is unimproved property located on Bidwell or Fitzgerald Road, being Tax Parcel 14D-36400.

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 W. F. Teasley 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 X 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 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 herein, 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:

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 the grantors 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 grantee, have hereunto set our hands this the 17th day of May, 19 67

Alice T. Baxter

Earl D. Wheeler

Barbara Ann Wheeler

MAY 18 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

NO STATE TAX DUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John C. Jeffords, Jr., a Notary Public in and for said County and State, the within named Alice T. Baxter; Earl D. Wheeler and wife, Barbara Ann Wheeler 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 this 17th day of May, 1967

Commission Expires June 3, 1969

John C. Jeffords, Jr. Notary Public.

STATE OF _____
_____ 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 purpose 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 in _____ on this the _____ day of _____, 19__.

Notary Public

My commission expires _____

INSTALLMENT DEED
G-196540 mas

FROM
ALICE T. BAXTER

TO
EARL D. WHEELER, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this _____ day of _____ A. D. 19__ at _____ o'clock _____ M., and duly recorded in Book 4132 Page 841

FELIX Z. WILSON II, Register
DAVIDSON COUNTY
STATE OF TENN

Noted in Book _____ Page _____
Recording Fee $ 1.00
Recording Fee $ 1.00
By _____ D.C.

MAY 18 1 17 PM '67
BOOK 4132 PAGE 841

Published by
TENNESSEE TITLE COMPANY
Nashville, Tenn.

Zone Office

PLEASE PUT IN TENN. TITLE CO.