THIS INSTRUMENT PREPARED BY FRANK M. NEWMAN, ATTORNEY, DONELSON, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4140 PAGE 89	MAP-PARCEL NUMBERS
Walter J. Edwards (NAME:)	Same (NAME:)	Map. 98
Alvin Sperry Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par. 65
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

INSTALLMENT DEED

For and in Consideration of the sum of Thirty Thousand and No/100 ($30,000.00) Dollars, of which Twenty Thousand, Five Hundred and No/100 ($20,500) Dollars has been paid in cash or trade by WALTER J. EDWARDS, the receipt of which is hereby acknowledged, and for the remainder of Nine Thousand Five Hundred and No/100 ($9,500.00) the said WALTER J. EDWARDS has executed his promissory note in the principal sum of $12,350.00 payable to the order of W. K. G. COMPANY in sixty (60) monthly installments of $205.83, except that the last installment is $206.03, the first of said installments being due and payable on the 20th day of May, 1967, and a like amount on the 20th day of each succeeding month until paid in full. Interest has been calculated and added to the face of this note at the rate of six percent (6%) per annum and additional interest shall be due and owing after maturity of any installments at the rate of six percent (6%) per annum 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, I, FRANK M. NEWMAN, Trustee, with full power of sale, have this day bargained and sold, and do hereby transfer and convey unto the said WALTER J. EDWARDS, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of said County described according to a Plat thereof by Hickerson and Pleasant, Engineers, dated December 19, 1966, as follows:

SAID Tract begins at a point in the easterly margin of Earhart Road, said point being 6 feet south of the southwesterly corner of Tract No. 12 on said Plat and thence S. 89° 00' E., 857.8 feet to a point 6 feet southerly from the SE corner of said Tract No. 12; thence N. 1° 00' E., 174.0 feet to the northeasterly corner of said Tract No. 12; thence S. 89° 00' E., 900 feet with the fence to a point; thence S. 86° 45' E., 1010.5 feet with the fence to a cedar tree; thence S. 0° 31' E., 1,836.0 feet with the fence line to a cedar fence post; thence N. 89° 00' W., 1,053.0 feet with the fence line to a point, said point being the SE corner of Tract No. 1A on said Plat; thence N. 1° 00' E., 450.0 feet to a point, being the SE corner of Tract No. 4A on said Plat; thence N. 89° 00' W., 900.0 feet with the southerly line of Tract No. 4A on said Plat to the SW corner of Tract No. 4A on said Plat; thence N. 1° 00' E., 150.0 feet with the line between Tracts No. 4 and 4A on said Plat to a point, being the northwesterly corner of Tract No. 4 on said Plat; thence S. 89° 00' E., 900 feet with the north line of Tract No. 4A on said Plat to a point, being the NE corner of Tract No. 4A on said Plat; thence N. 1° 00' E., 300 feet to a point, being the NE corner of Tract No. 6A; thence N. 89° 00' W., 1,800.0 feet with the north line of Tracts No. 6 and 6A to a point in the easterly margin of Earhart Road; thence N. 1° 00' E., 25 feet with the easterly margin of said Road to the SW corner of Tract No. 7; thence S. 89° 00' E., 900 feet with the south line of Tract No. 7 to the SE corner of said Tract No. 7; thence N. 1° 00' E., 478 feet to a point 6 feet south of the southeast corner of Tract No. 10; thence N. 89° 00' W., 900 feet to a point in the easterly margin of Earhart Road, said point being 6 feet south of the SW corner of Tract No. 10; thence with the easterly margin of said Road in a northerly direction 300.4 feet to the beginning and containing 73.33 acres, more or less.

BEING a part of the same property conveyed to Frank M. Newman, Trustee, with full power of sale, by Installment Deed from Ada M. Cooper, as of record in Book 3965, page 358, Register's Office for said County.

THIS CONVEYANCE is made subject to the right of ingress and egress of adjacent property owners over the 25-foot strip of land lying between Tracts No. 6, 6A and 7 and 7A.

Building restrictions are as follows: 175 ft. building setback from Earhart Road; 1200 sq. ft. living area, 50% brick, stone or equivalent to grade; no trailers; no basement houses used as living quarters; out-buildings must be neat and approved by developer; no swine or goats permitted within 500 feet of Earhart Road.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said WALTER J. EDWARDS, his heirs and assigns forever, I do 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.

I further covenant and bind myself, my successors and assigns to warrant and forever defend the title to said real estate to said WALTER J. EDWARDS, his 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 me in hand paid, I, the said WALTER J. EDWARDS, do hereby transfer and convey unto FRANK M. NEWMAN, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said WALTER J. EDWARDS, do hereby agree to keep all buildings now on, or to be hereafter reected 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 interest may appear.

I 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 I fail to do either, then the said Trustee or the lawful owner and holder of said note, 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 I, the said WALTER J. EDWARDS 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 I 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; I 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 note, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at onee, 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, homestaed, 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. I 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. I 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 priperty, as herein authorized.

4th. The residue, if any, will be paid to Grantee or his representatives or assigns.

In the 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 CARL E. CUNNINGHAM, 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 WALTER J. EDWARDS and FRANK M. NEWMAN, Trustee, hereunto set our hands at Nashville, Tennessee, this the 21st day of April, 1967.

Walter J. Edwards
WALTER J. EDWARDS

Frank M. Newman, Trustee
FRANK M. NEWMAN, Trustee

STATE OF TENNESSEE)

DAVIDSON COUNTY)

Personally appeared before me, Thos. E Miller a Notary Public in and for said County and State, the within named WALTER J. EDWARDS, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee, this 28th day of April, 1967.

Thos. E Miller
NOTARY PUBLIC

My commission expires 2-28-71

STATE OF TENNESSEE)

DAVIDSON COUNTY)

Personally appeared before me, Christian C. Zimmermann, a Notary Public in and for said County and State, the within named FRANK M. NEWMAN, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee, this the 21st day of April, 1967.

Christian C. Zimmermann
NOTARY PUBLIC

Commission expires January 24, 1970.

INSTALLMENT DEED

FROM: FRANK M. NEWMAN,
TRUSTEE

TO: WALTER J. EDWARDS

75089

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 9 2 14 PM '67

NOTE BOOK 114 PAGE 570
RECORDING FEE $ 4.75
DEP. REG. 5



FRANK M. NEWMAN
ATTORNEY AT LAW
DONELSON, TENNESSEE

4.75

STATE TAX $ 4.50
PROBATE
TOTAL $ 4.50

JUN 9 1967

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

PAID JUN 9 - 1967

STATE TAX $ 2.75
PROBATE
TOTAL $ 2.75

JUN 9 1967

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

PAID JUN - 1967