BOOK 4148 PAGE 566

C. H. BAILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

FORM 1003

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

Map 144-13
Par. 16

FOR AND IN CONSIDERATION OF the sum of $10,500.00

TEN THOUSAND FIVE HUNDRED AND NO/100---------- DOLLARS

of which $ 2100.00 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 $8400.00, payable to the Grantors herein, with interst at 6% per annum, both principal and interest payable $1994.16 annually 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 balanee to be applied to payment of principal, until the entire amount is paid in full.

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

CAMPBELL REALTY, INC.

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

JACK A. PIRRIE AND WIFE, BETTY B. PIRRIE

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

Being Lot No. 11 on the Plan of Chickering Estates, Section I, as of record in Book 2663, pages 86 and 87, Register's Office for said County, described as follows: BEGINNING at a point in the easterlymargin of Chickering Lane, at the corner of Lots 10 and 11; thence with the line between said lots, easterly 348.5 feet to a point in the westerly line of the Compton Property; thence southwesterly 282.2 feet to a point in the northerly margin of a 60 foot street; thence with said street, northwesterly 145 feet to a point; and continuing with the margin of said Street, northwesterly 139.2 feet to the beginning of a curve; thence around said curve, northwesterly 42.7 feet to a point in the easterly margin of Chickering Lane; thence with the margin of the same, northerly 184.2 feet to the beginning.
Being part of the property conveyed to Campbell Realty, Inc., by deed from V. S. Campbell, et al, as of record in Book 2752, page 396, and by deed from Sarah Robinson Sharp and husband, as of record in Book 2797, page 69, said Register's Office.

This is unimproved property located on Chickering Lane, Nashville, Tennessee

Tax Parcel F. H. 3985

Send Tax Statements to: Jack A. Pirrie, 600 McGavock St., Nashville, Tenn.

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 Henry K. Buckner, 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 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 % 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 trent 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 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 advise 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 grantees 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 grantees, have hereunto set our hands this the 29th day of June 19 67

Jack A. Pirrie

Betty B. Pirrie

CAMPBELL REALTY, INC.
By: Jack D. Brandon
Jack D. Brandon, President

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
JUN 30 1967
PAID JUN 30 1967
$ 1.25
STATE TAX
PROBATE .50
TOTAL $ 1.75

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
JUN 30 1967
PAID JUN 30 1967
$ .50
STATE TAX
PROBATE .50
TOTAL $ .50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Christine Bunch, a Notary Public in and for said County and State, the within named Jack A. Pirrie and wife, Betty B. Pirrie 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, Tenn. this 29th day of June 1967

My Commission Expires May 5, 1968

Mrs Christine Bunch
Notary Public

STATE OF TENNESSEE
DAVIDSON County

Before me, Mrs. Christine Bunch, a Notary Public within and for the State and County aforesaid, personally appeared Jack D. Brandon and with whom I am personally acquainted and who upon his oath acknowledged himself to be the President and respectively of the Campbell Realty, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Jack D. Brandon as such President

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 29th day of June, 19 67

My commission expires My Commission Expires May 5, 1968

Mrs Christine Bunch
Notary Public

INSTALLMENT DEED
G-197214 mas

FROM CAMPBELL REALTY, INC.

TO JACK A. PIRRIE, ET UX

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE

Received for record this ____ day of A. D. 19 ____ at ____ o'clock ____ M.,
Noted in Book ____ Page ____
Recorded in Book 7 8 9 6 Page FELIX Z. WILKINSON II REGISTER DAVIDSON COUNTY STATE OF TENN
Recording Fee $ 1.25 Dept. Reg. 1.00
By ____

RECORDED BOOK 4118 PAGE 567
RECORDING FEE $ 2.25
DEP. REG.

Published by TENNESSEE TITLE COMPANY

DOCUMENTARY 55 cents 65
DOCUMENTARY 5 cents 5
DOCUMENTARY 5 cents 5
DOCUMENTARY 5 cents 5

2.25