Address New Owners & Send Tax Notices to:

Mr. and Mrs. Paul Stone
Box 378 Rt. #2
Goodlettsville, Tennessee

This instrument prepared by
[illegible] & EDWARDS
ATTORNEYS AT LAW
[illegible] AVENUE, NORTH
NASHVILLE, TENNESSEE

Tax Parcel No. 10D17920
Map No.

BOOK 4155 PAGE 926

Installment Deed

FOR AND IN CONSIDERATION of the sum of ------- $14,000.00 -------

----- Fourteen Thousand and No/100 ---------- *Dollars,*

of which -------- $500.00 ----------

-------- Five Hundred and No/100 --------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder ------ $13,500.00 -------

----- Thirteen Thousand Five Hundred and No/100 ---------- *Dollars,*

PAUL C. STONE and Wife JUDY POOLE STONE *ha ve executed*

their one joint note of even date herewith, payable to Zack Q. Myers, and wife Toccoa B. Myers in monthly installments of $100.00 including interest at 6% with first payment due September 1, 1967

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, we

MARSHALL E. BINKLEY, JR. and Wife FLORA CHAPMAN BINKLEY

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

PAUL C. STONE and Wife JUDY POOLE STONE

their *(successors), heirs and assigns,*

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

Three tracts of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, and described as follows:

Tract No. 1: Beginning at a hickory a corner in the Butterworth north line, runs thence west 27- 2/10 poles to a stone, near a branch; thence south 5½ poles to a stake near a sycamore; thence west 12½ poles to a stake on the edge of a creek; thence north ½ degree east 24 poles to an elm; thence north 76 degrees east 13- 8/10 poles to a stake; a corner to a graveyard; south 8¼ degrees west 150 feet to a stake; thence south 86 degrees east 75 feet to a stake; thence north 7½ degrees east 150 feet to a stake; the northeast corner of the graveyard; thence south 80 degrees east 18.67 poles to a stake; thence south 13½ degrees east 17½ poles to the beginning, containing 4½ acres, more or less.

Tract No. 2: Beginning at a pile of stone Turner Binkley's corner; thence east to Ira Paradise's corner; thence north to a red oak sapling and hickory in Monroe Binkley's line; thence west to sycamore tree; thence up said creek to near a beech stump; thence south to the beginning corner, containing 11 acres, more or less.

Tract No. 3: A tract of land containing 44½ acres, more or less, and is bounded on the north by the lands of James Adcock and James Bell; on the east by the lands of Butterworth, now the Wingo lands; on the south by the Butterworth lands and George Marshall, and on the west by the lands of George Marshall.

Being the same property conveyed to Marshall E. Binkley, Jr. and wife, Flora Chapman Binkley, by deed from Floyd Smithson and wife, Nell R. Smithson, of record in Book 3342, page 141, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements as set out in instrument of record in Book 805, page 483, and in Book 413, page 368, said Register's office, and to all other easements apparent and of record.

This is improved property east of Ivy Point Road and approximately 1 mile north of Union Hill Road.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto, belonging, to the said PAUL C. STONE and Wife JUDY POOLE STONE *their (successors), 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.,* except 1967 taxes which have been prorated and will be paid by the Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said PAUL C. STONE and Wife JUDY POOLE STONE, *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 PAUL C. STONE and Wife JUDY POOLE STONE *hereinafter referred to as trustors, hereby transfer and convey unto* Charles H. Reich, *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 Insurable value *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 21st *day of* July, *19* 67.

Marshall E. Binkley, Jr.

Flora Chapman Binkley

Flora Chapman Binkley

Paul C. Stone

Judy Poole Stone

Judy Poole Stone

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Marshall E. Binkley, Jr., and Wife Flora Chapman Binkley, and Paul C. Stone and wife Judy Poole Stone *the within named 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 Goodlettsville, Tennessee, *this* 21st *day of* July, *19* 67.

Notary Public

Commission expires July 31, 1968

STATE OF.....

COUNTY OF.....

Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....

.....

.....

the within named 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

COUNTY OF.....

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 corporation by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

Madi... any

DOCUMENTARY

INSTALLMENT DEED

FROM

MARSHALL E. BINKLEY, Jr., et ux

TO

PAUL C. STONE, et ux

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

Jul 27 9 16 AM '67

RECORDING FEE $ .....

DEP. REG. .....

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8 1 4 0 6

Mail - Thomson Rtn. Ty. Co.
Goodlettsville, Tenn.

#14, 3 pages

STATE TAX $ .....
PROBATE .50
TOTAL $ .....

JUL 27 1967

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

STATE TAX $ .....
PROBATE .50
TOTAL $ .....

JUL 27 1967

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