This Instrument Prepared by:
Hooker, Hooker & Willis
214 Union
Nashville, Tennessee

Owners name & address:
John L. Chambers; 214 Union St
SEND TAX STATEMENT; Same

Map 172
Par. 29

INSTALLMENT DEED

BOOK 4163 PAGE 311

For and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($160,000.00), of which FORTY THOUSAND AND NO/100 DOLLARS ($40,000.00) has been paid in cash by JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, the receipt of which is hereby acknowledged, and for the remainder of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($120,000.00) the said JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, and MRS. JOHN OMAN, III, have executed ONE (1) NOTE of even date herewith in the principal amount of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($120,000.00), payable in TEN (10) SEMI-ANNUAL INSTALLMENTS of TWELVE THOUSAND AND NO/100 DOLLARS ($12,000.00) each, beginning on the 14th day of JANUARY, 1969, and bearing interest at the rate of FIVE AND THREE-QUARTERS PER CENT (5-3/4%) PER ANNUM, interest to be paid on the unpaid balance TWELVE (12) MONTHS from date, and thereafter to be paid on the unpaid principal balance on the installment dates, and providing further for payment of attorney's fees, and to secure the payment of said note, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed, I, LILLA ALICE CHANDLER RICE, a widow, have this day bargained and sold and do hereby transfer and convey unto the said JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows, to-wit:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, located on the Owen & Winstead Pike, described as follows:

BEGINNING at a stake, the northwest corner of Jennie Hill's tract, running thence, North 72-1/2°

East 14-8/10 poles to a stone; thence, South 82° East 70 poles to a stake; thence, North 59° East 48-6/10 poles to a cedar; thence, East 11 poles to a stake, the northwest corner of the Watson Grave Yard; thence, North 1-1/2° East 70-6/10 poles to a stake on the Bradford, now Bob Hill's line; thence, with said line, South 87-1/2° West 44 poles to a stake, said Hill's southwest corner; thence, North 1-1/2° East 38 poles to a stone, S. D. Turrentine's southeast corner; thence, South 87-1/2° West 6-4/10 poles to a stake; thence, South 1-1/2° West 2-8/10 poles to a stake; thence, North 87-1/2° West 41 poles to a stake on John Phillips' line; thence, South 1-1/2° West 20 links to a stake, John Phillips' southeast corner; thence, South 84-1/2° West 68 poles to a stake in the center of Owen & Winstead Pike, J. Phillips' southwest corner; thence, with the center of said Pike, South 1° East 65-8/10 poles, South 17° East 53-1/2 poles to the Beginning, containing by estimation 108 acres and 40 poles, be the same more or less.

BEING the same real property conveyed to George P. Rice and wife, Lilla Alice Chandler Rice, by deed from J. W. Turrentine, et al., of record in Book 1312, page 2, Register's Office for said County.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, their 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 1967 taxes, which are assumed by Grantees.

I further covenant and bind my heirs and representatives to warrant and forever defend the title to said real estate to the said JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, 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 note, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment

of said note at its maturity, as hereinafter provided, and for the consideration of ONE AND NO/100 DOLLAR ($1.00), to us in hand paid, we, the said JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, do hereby transfer and convey unto CARMACK COCHRAN, TRUSTEE, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid, only.

It is agreed that the lien of this installment deed shall be released upon that portion of the above-described property comprising the principal residence on the property and the surrounding THREE (3) ACRES, said THREE (3) ACRES, to be more particularly described at the time of release, upon the request of the said JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, at any time after payment of TEN THOUSAND AND NO/100 DOLLARS ($10,000.00) of the principal balance outstanding in said installment note, provided, however, that no portion of the aforesaid TEN THOUSAND AND NO/100 DOLLARS ($10,000.00) may be used to release the lien upon any other portion of the property.

It is further agreed that the holder of the note secured hereby will release the lien of this installment deed on any portion of the above-described property, with the exception of the principal residence and surrounding THREE (3) ACRES, upon payment to the holder of said note of ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS ($1,250.00) PER ACRE, or a pro rata portion thereof. Any such release payments will be applied, first to interest, and then to the next succeeding installment of principal due under said note. LILLA ALICE CHANDLER RICE, or her assigns, shall not be entitled to receive more than

STATE TAX $ 1,800
PROBATE $ 118.50
TOTAL $ 1,918.50

AUG 21 1967

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

PAID AUG 21 1967

STATE TAX $ 240.00
PROBATE .50
TOTAL $ 240.50

AUG 21 1967

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

PAID AUG 21 1967

TWENTY-EIGHT PER CENT (28%) of the consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($160,000.00), including FORTY THOUSAND AND NO/100 DOLLARS ($40,000.00) cash paid herewith, during calendar year 1967.

We, the said JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, 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 TEN THOUSAND AND NO/100 DOLLARS ($10,000.00) until the note herein secured is fully paid, and to have the loss, if any, made payable on the policy or policies to the said TRUSTEE for the benefit of the lawful owner and holder of said note, 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 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 we, the said JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, shall pay the note aforesaid when due, according to its 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 said note or any part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs,

or keep said premises insured as herein provided; or we fail to reimburse the TRUSTEE or lawful owner and holder of said note for all sums, with interest, so expended by said TRUSTEE, or lawful owner and holder of said note, within THIRTY (30) 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 installments of said note then past due and unpaid, all remaining unpaid installments of said note 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 (20) DAYS' notice by THREE (3) 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. We agree that the TRUSTEE may, at any time after default in the payment of any one of said installments of said note, 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:

First: 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 this conveyance, or the enforcement of said lien; also the expenses of any such litigation.

Second: To the payment of all taxes which may be unpaid on said premises.

Third: To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Fourth: The residue, if any, will be paid to JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, their 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 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 CARMACK COCHRAN, 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, LILLA ALICE CHANDLER RICE and JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS,

hereunto set our hands at Nashville, Davidson County, Tennessee, on this 14th day of July, 1967.

LILLA ALICE CHANDLER RICE

JOHN L. CHAMBERS

MERIDA O. CHAMBERS

STATE OF TENNESSEE]
:
COUNTY OF DAVIDSON]

Personally appeared before me, Ann Sklar, a Notary Public in and for said State and County, the within named LILLA ALICE CHANDLER RICE, 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 office at Nashville, Davidson County, Tennessee, this 14th day of July, 1967.

NOTARY PUBLIC

My Commission Expires: April 19, 1969

STATE OF TENNESSEE]
:
COUNTY OF DAVIDSON]

BOOK 4163 PAGE 318

Personally appeared before me, Ann Sklar,
a Notary Public in and for said State and County, the within named JOHN L. CHAMBERS and wife, MERIDA O. CHAMBERS, 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 office at Nashville, Davidson County, Tennessee, this 14th day of July, 1967.

Ann Sklar
NOTARY PUBLIC

My Commission Expires:

April 19, 1969

NOTARY PUBLIC DAVIDSON COUNTY, TENN.



$160,000.00

DEED

FROM

LILLA ALICE CHANDLER RICE

TO

JOHN L. CHAMBERS
ET UX

MERIDA O. CHAMBERS

84801

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

AUG 21 10 15 AM '87

RECEIVED FOR RECORD
BOOK 4163 PAGE 319
RECORDING FEE 8.00
DEP. REG.

BOOK4163 PAGE 319

DOBSON + JOHNSON