INSTALLMENT DEED

BOOK 4166 PAGE 797

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William H. Sullivan et ux. (NAME)	~~William H. Sullivan~~ Malcolm R. Bess (NAME)	2D-16940
Rt 3 (STREET ADDRESS OR ROUTE NUMBER)	Rt 1, Gallatin (STREET ADDRESS)	Map 163
Nashville, Tennessee (CITY) (ZONE) (STATE)	~~Nashville~~, Tennessee (CITY) (ZONE) (STATE)	P/O Par. 83 PW

FOR AND IN CONSIDERATION OF the sum of Seven Thousand Five Hundred and no/100 ---------- ($7,500.00) ---------- DOLLARS

of which $ 400.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their promissory note of even date herewith in the amount of $7,100.00 payable to the order of Malcolm R. Bess and wife, Josephine Y. Bess, in 192 monthly installments of $57.62 each, which include both principal and interest at the rate of 6% per annum; the first installment falling due one month from date and the others on the same day of each month thereafter until paid.

Taxes and insurance are to be added to each monthly payment.

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.

We, Malcolm R. Bess and wife, Josephine Y. Bess,

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

William H. Sullivan and wife, Maude Sullivan,

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

Land in the 2nd Civil District of said County and State, described according to a survey made by Ray Brantley, Jr., Surveyor, dated July 30, 1967, as follows:
Beginning at a point on the southerly margin of Cane Ridge Road 30 feet south of the northwest corner of the property conveyed to H. McCloud and wife, of record in book 3619, page 143, and corrected by instrument of record in book 3644, page 581, Register's Office for said County; thence with McCloud's westerly line south 15° 30' west 157.2 feet to an iron pin; thence north 65° 12' west 130 feet to an iron pin; thence north 18° 38' east 121.9 feet to the southerly margin of Cane Ridge Road; thence with the southerly margin of said Road south 78° 42' east 121.8 feet to the beginning, containing 0.40 of an acre, more or less.
Being part of the real property conveyed to Malcolm R. Bess by deed from Newton D. Ellis and wife, of record in book 2158, page 408, Register's Office for said County.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

This is ~~unimproved~~ improved property, known as (House Number) (Street) P. O. Address (City or Town) (Postal Zone)

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 William O. Lee 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 $ ---------- 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 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 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 grantees, have hereunto set our hands this the 30th day of August 19 67

William H. Sullivan — Malcolm R. Bess
Maude Sullivan — Josephine Y. Bess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L R Grimes, Jr., a Notary Public in and for said County and State, Malcolm R. Bess and wife, Josephine Y. Bess, and William H. Sullivan and wife, Maude Sullivan, the within named bargainors, 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, Tennessee this 30th day of August, 19 67.

L R Grimes Jr Notary Public

Commission expires 10-18-69

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who upon oath acknowledged himself 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 himself as .....

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

Notary Public

Commission expires .....

PAID AUG 31 1967
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

R. E. WORRALL

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

86358

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 31 10 47 AM '67
NOTE 117 PAGE 232
RECORDING FEE $ 3.00
DEP. REG. .....

INSTALLMENT DEED

FROM Malcolm R. Bess et ux.

TO William H. Sullivan et ux.

NASHVILLE, TENNESSEE

$7500.00
$7100.00 note

Loan Title 195196