Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom A. Moore, et ux	Same	Map 130-15
(NAME:	(NAME:	
4533 Wayland Drive		Parcel 55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	M. O.
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations paid by Tom A. Moore and wife, Lois xxxxx xxxxxx B. Moore

xxxxxxxxxxxxxxxxxxxxxxxxx,

the receipt of which is hereby acknowledged, and for the remainder TEN THOUSAND ($10,000.00) *Dollars,*

Tom A. Moore and wife, Lois B. Moore

*ha*ve *executed,* made and delivered to grantors a promissory note payable to the grantors, Roger T. Nooe and wife, Nancy M. Nooe of even date bearing interest at the rate of six (6%) per cent per annum on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to to payment of the principal sum until the entire amount both principal and interest has been paid in full, and payable in ten (10) consecutive semi-annual installments of One Thousand ($1,000.00) Dollars each plus interest, the first of said payments being due July 1, 1968,

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, Roger T. Nooe and wife, Nancy M. Nooe

have this day bargained and sold, and do hereby transfer and convey unto the said Tom A. Moore and wife, Lois B. Moore,

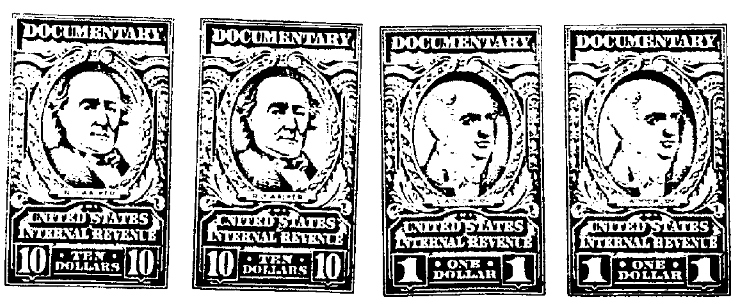
their *(xxxxxxx), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Harpeth View Estates, as of record in Book 1835, page 69, Register's Office for said County.

Said lot No. 11 fronts 126 feet on the westerly side of Farview Drive and extends back 447 feet on the northerly line and 478.7 feet on the southerly line to a dead line, measuring 110 feet thereon. Being the same property conveyed to Roger T. Nooe and wife, Nancy M. Nooe by deed from Garvin R. Harper and wife, of record in Book 2292, page 556, said Register's Office.

This instrument prepared by Clark Tidwell, Attorney, Nashville Bank and Trust Building, Nashville, Tennessee.



This is unimproved ( ) improved (X) property, known as 4533 Wayland Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Tom A. Moore and wife, Lois B. Moore, their (~~XXXXXXX~~), *heirs and assigns forever.* Grantors *covenant that* they 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:

1. 1967 Metropolitan Nashville and Davidson County property taxes of the second installment in the amount of $166.85.
2. Utility easement, 100 foot building set back line and conditions of owners certificate as shown on plan in book 1835, page 69, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in instruments in book 1449, page 155, and book 1728, page 127, Register's Office for Davidson County, Tennessee.

Grantors *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Tom A Moore and wife, Lois B. Moore, their (~~XXXXXXX~~), *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 Tom A. Moore and wife, Lois B. Moore *hereinafter referred to as trustors, hereby transfer and convey unto* W. A. Bryan, Jr., *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 ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ *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

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 29th *day of* December, *19*67.

Roger T. Nooe

ROGER T. NOOE

Nancy M. Nooe

NANCY M. NOOE

Tom A. Moore

TOM A MOORE

Lois B. Moore

LOIS B. MOORE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. A. Bryan, Jr., *a Notary Public in and for said County and State,* Roger T. Nooe and Nancy M. Nooe

*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 NASHVILLE, *Tennessee, this* 29th *day of* DEC., *19*67

W. A. Bryan, Jr.

Notary Public

Commission expires My Commission Expires October 21, 1969

BOOK 4201 PAGE 835

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Dixie Greer, *a Notary Public in and for said County and State,* Tom A. Moore and Lois B. Moore

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 Nashville, Tennessee, *this* 29th *day of* December, 1967

My Commission Expires October 29, 1965

Commission expires ..... *Notary Public*

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* .....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 corporatoin by* .....self *as* .....

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

..... *Notary Public*

Commission expires .....

STATE TAX $ 30.00
PROBATE .50
TOTAL $ 30.50

DEC 29 1967

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

PAID DEC 29 1967

STATE TAX $ 8.00
PROBATE .50
TOTAL $ 8.50

DEC 29 1967

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

PAID DEC 29 1967

Mail Frank B Welch Co. 3rd & Union, Nash Tenn 37201

INSTALLMENT DEED

FROM

Roger T. Nooe and wife, Nancy M. Nooe

TO

Tom A. Moore and wife, Lois B. Moore

U 1 4 2 4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 29 12 23 PM '67

NOTE BOOK 118 PAGE 67

RECORDING FEE $ 6.00

DEP. REG. .....

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

600