Name and address of new Owner: T. J. Sterritt
3418 Hughes Street
Nashville Tenn

INSTALLMENT DEED BOOK 4249 PAGE 630 Map 109 Parcel 12

For and in Consideration of the sum of One Hundred Fifty Seven Thousand Five Hundred and No/100 ($157,500.00) Dollars, of which Forty Five Thousand Six Hundred Seventy Five and No/100 Dollars, has been paid in cash by T. J. Sterritt the receipt of which is hereby acknowledged, and for the remainder of One Hundred Eleven Thousand Eight Hundred Twenty Five and No/100 ($111,825.00) Dollars, the said T. J. Sterritt has executed his promissory note of even date herewith in the principal sum of ONE HUNDRED ELEVEN THOUSAND EIGHT HUNDRED TWENTY FIVE and NO/100 ($111,825.00) DOLLARS, payable to Earl L. Perdue and/or Minnie M. Perdue in five (5) annual installments of TWENTY TWO THOUSAND THREE HUNDRED SIXTY FIVE and NO/100 ($22,365.00) DOLLARS each, commencing July 1, 1969, with interest at the rate of Six (6%) per cent per annum on the unpaid principal balance of said note payable to the same payees and with each of said installment payments.

Send tax statements to: T. J. Sterritt 3418 Hughes St.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, Earl L. Perdue and wife, Minnie M. Perdue, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said T. J. Sterritt, hereinafter called the Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract or parcel of land in the 3rd Civil District of Davidson County, Tennessee, being shown as Parcel No. 12, Map 109, of the Property Map and Records System of Davidson County, Tennessee, and described as follows:

Beginning at a point in the center line of Pleasant Hill Road, said point being S 3° 30' W 3,494 feet, more or ~~less~~, from the intersection of the center lines of said Pleasant Hill Road and Stewarts Ferry Road; thence S 86° 45' E with line of Lee Heirs 585.5 feet to an iron pin; thence S 86° 15' E with line of Lee Heirs tract 764 feet, more or less, to a stone at the southwest corner of tract of land now or formerly owned by Emma Hurt Crain; thence with line of said Crain tract S 84° E 658.9 feet to concrete monument in westerly line of U. S. Government property; thence the following calls and distances with U. S. Government property line: S 05° 54' E 650.30 feet to an iron pin, S 41° 13' W 259.21 feet to an iron pin, S 10° 24' W 474.72 feet to an iron pin, S 18° 26' E 330.55 feet to an iron pin and N 82° 28' W 589.09 feet to a concrete monument; thence N 88° 30' W 835 feet, more or less, to a point in the easterly line of tract of land now or formerly owned by Sam Massey; thence with said line of said Massey tract N 3° E 1,685 feet to an iron pin; thence N 86° 45' W with northerly line of tract of land now or formerly owned by Edgar L. Schultz, Jr. et ux 584.8 feet to a point in the center line of Pleasant Hill Road; thence N 3° 30' E with said center line of said Pleasant Hill Road 50 feet to the point of beginning, containing 52.15 acres, more or less.

Being property conveyed to Earl L. Perdue and wife, Minnie M. Perdue, by deeds from Joe L. Faulkner and wife, Elizabeth Faulkner, and Edgar L. Schultz, Jr. and wife, June H. Schultz, of record in Book 2026, Page 33, and Book 3814, Page 944, both Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $157,500.00.

Subscribed and sworn to before me, this 9th day of July, 1968.

Notary Public

My commission expires

CLARENCE O. [illegible]
Attorney at Law

THIS INSTRUMENT PREPARED BY Grayliyon Building, Union Street
Nashville, Tennessee 37219

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his 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 said real estate to said Grantee, his 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 me in hand paid, I, the said T. J. Sterritt

do hereby transfer and convey unto Clarence O. Ingram, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said T. J. Sterritt 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 interst may appear.

I 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 I 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 I, the said T. J. Sterritt 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 I 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; and if I 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 trust conveyance. I 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. I 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 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 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 T. J. Sterritt, his 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 Clarence O. Ingram, 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, the said Earl L. Perdue and wife, Minnie M. Perdue and T. J. Sterritt have hereunto set our hands at Nashville, Tennessee, this the 9 day of July 1968

Earl L. Perdue

Earl L. Perdue

Minnie M. Perdue

Minnie M. Perdue

T. J. Sterritt

T. J. Sterritt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl L. Perdue and wife, Minnie M. Perdue

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 Tennessee, this 9th day of July, 19 68

W. Wemyss Hall, Notary Public.

Commission Expires 4/25/71

STATE OF Tennessee
Davidson **County.**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. J. Sterritt

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 19 68

W. Wemyss Hall, Notary Public.

Commission Expires 4/25/71

STATE OF TENNESSEE
Davidson County

BOOK 4249 PAGE 633

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

INSTALLMENT DEED

FROM
EARL L. PERDUE ET UX

TO
T. J. STERRITT

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A 0 4 5 1 2

IDENTIF. REFERENCE

JUL 9 3 09 PM '68

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

CLARENCE [illegible]
Attorney at Law
Grayson Building
Nashville, Tennessee 37219

JUL-9 68	CONV	90,000.00			
JUL-9 68	CONV	67,500.00			
JUL-9 68	S'TAX		A*	409.50	
JUL-9 68	MORT'G	90,000.00			
JUL-9 68	MORT'G	11,825.00			
JUL-9 68	S'TAX		A*	109.80	
JUL-9 68	[illegible]		A*	.50	
JUL-9 68	[illegible]		A*	6.00	* 525.80