This instrument prepared by:
MORROW & WAITE, ATTORNEYS
3221 Nolensville Rd.

FORM 1008 **INSTALLMENT DEED** BOOK 4262 PAGE 90

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Joel Reed et ux (NAME)	Same (NAME)	Map 163
Route 2, Bell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 125
Antioch, Tenn. 37013 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	2D

FOR AND IN CONSIDERATION OF the sum of --------Five thousand five hundred and 00/100---------($5,500.00)---------- DOLLARS of which $ $500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees shall pay on the 1st of November the sum of one hundred and 00/100 dollars ($100.00) and thereafter on the succeeding first day of each month the sum of one hundred and 00/100 ($100.00) dollars until fully paid and bearing 6 percent interest on the unpaid balance. Said one hundred and 00/100 dollars ($100.00) installment shall first be applied to the principal and the remainder shall be applied to the interest.

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,

I, Ila C. Parker

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Danny Joel Reed and wife, Brenda Gail Reed

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

Beginning at an iron pin in the east right of way of Old Hickory Boulevard, said point being 40 feet east of the center of said road; thence along the property line between Cashion and Morgan South 87° 44' East 400 feet to an iron pin, said pin being approximately 10 feet east of a small creek; thence South 34° 05' West parallel with Old Hickory Boulevard, 220 feet to an iron pin; thence North 87° 44' West parallel with the property line of Morgan and Cashion 400 feet to an iron pin in the east right of way of Old Hickory Boulevard; thence North 34° 05' East along the east right of way of Old Hickory Boulevard, 220 feet to the point of beginning, and containing 2 acres.

Being the same property conveyed to Ila C. Parker by deed from Phillip Saindon of record in Book 3823, page 73 Register's Office, Davidson County, Tennessee.

This is (unimproved) (improved) property, known as Route 2, Bell Road (House Number) (Street) Antioch, Tenn. 37013 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 W. H. Jones 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 grantees 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 30 day of Sept 1967.

Ila C. Parker

Danny Joel Reed

Brenda Gail Reed

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 5500. Affiant 5,500. Brenda Gayle Reed
Subscribed and sworn to before me this 21 day of Aug. 1968
Deputy Register D. Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles C. Morrow, a Notary Public in and for said County and State, the within named Ila C. Parker - Danny Joel Reed and Brenda Gail Reed, the bargainor, 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, this 30 day of Sept, 1967.

Commission Expires Oct 22, 1968 Charles C. Morrow Notary Public

STATE OF
County

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 within named bargainor, a corporation, and that { he / she } as such and being authorized so to do, executed the foregoing instrument for the purpose 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

AUG 21 68 CONV A* 14.50 *5,500.00
AUG 21 68 MORT A* *5,000.00
AUG 21 68 ST TAX A* 3.00
AUG 21 68 ST FEE A* .50
AUG 21 68 REGFEE A* 3.00 * 20.80
AUG 21 68 DEED

INSTALLMENT DEED

FROM
ILA C. PARKER

TO
DANNY JOEL REED ET UX
219 Garland Dr.
Nashville, Tenn. 37211

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

A 10077

IDENTIF. REFERENCE

AUG 21 12 42 PM '68
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.