This instrument was prepared by: Gail P. Pigg
P. O. Box 2988
Nashville, Tennessee.

New Owner Reed Edmondson and wife, Virginia
1209 Buchanan St.
Nashville, Tenn

JW-08620
MAP 81-11
PAR 418

INSTALLMENT DEED

SEND TAX BILLS TO: Reed Edmondson
1209 Buchanan St.
Nashville, Tenn

BOOK 4265 PAGE 903

For and in Consideration of the sum of

Twelve Thousand Five Hundred and No/100 ($12,500.00) Dollars,

of which Two Thousand Five Hundred and No/100 ($2,500.00) Dollars,

has been paid in cash by Reed Edmondson and wife, Virginia

the receipt of which is hereby acknowledged, and for the remainder

Ten Thousand and No/100 ($10,000.00) Dollars,

the said Reed Edmondson and wife, Virginia ha ve

executed their joint promissory note of even date herewith payable to J. R. Caraway and wife, Elizabeth Caraway at the North Nashville Branch of the First American National Bank, said note bearing interest at the rate of six per cent (6%) from date and payable in equal monthly installments of One Hundred Eleven and 03/100 ($111.03) Dollars, with the first payment falling due October 1, 1968 and continuing on the first day of each month thereafter until both principal and interest are fully paid, provided that the final payment, if not sooner paid, shall be paid on or before September 1 , 1978.

The escrow account is hereby transferred to Reed Edmondson and wife, Virginia Edmondson.

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, J. R. Caraway and wife, Elizabeth C. Caraway

have this day bargained and sold, and do hereby transfer and convey unto the said

Reed Edmondson and wife, Virginia their heirs and assigns,

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

Being part of Lot No. 191 in D. T. McGavock and others addition to the City of Nashville, Tennessee, called the addition to the town of McGavock as of record in Book 21, page 41, Register's Office for said county.

Beginning at a point 100 feet eastwardly from 14th Avenue, North, formerly Hydes Ferry Pike, running thence easterly 50 feet; thence southerly and parallel with said 14th Avenue 129 feet to a point in the line separating said Lot 191 and 192, thence westwardly with said last mentioned line 43 feet to a point 86 feet eastwardly from 14th Avenue and thence northerly and parallel with 14th Avenue, North, to the point of beginning.

Being the same property conveyed to J. R. Caraway and wife, Elizabeth Caraway by deed from Roy H Caraway and wife, Rella Caraway of record in Book 3157, page 528, 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

$ 12,500.00 Gail Pigg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 1968.

Notary Public

MY COMMISSION EXPIRES: 3-23-69

NOTARY PUBLIC STATE OF TENN.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Reed Edmondson and wife, Virginia Edmondson 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 Reed Edmondson and wife, Virginia Edmondson 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 Reed Edmondson and wife, Virginia Edmondson

do hereby transfer and convey unto Gail P Pigg, 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 Reed Edmondson and wife, Virginia Edmondson 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 $ 10,000.00 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.

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 Reed Edmondson and wife, Virginia Edmondson 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 trust 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 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 ourselves, our 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 Gail P. Pigg, 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 J. R. Caraway and wife, Elizabeth Caraway and Reed Edmondson and wife, Virginia Edmondson hereunto set our hands at Nashville, Tennessee, this the 30th day of August 1968

J. R. Caraway
J. R. Caraway

Elizabeth Caraway
Elizabeth Caraway

Reed Edmondson
Reed Edmondson

Virginia Edmondson
Virginia Edmondson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Patricia Bentley, a Notary Public in and for said County and State, the within named J. R. Caraway and wife, Elizabeth Caraway and Reed Edmondson and wife, Virginia Edmondson

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 30th day of August, 1968

Commission Expires 1-23-72

Patricia Bentley, Notary Public.

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
Davidson 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 _____ 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
J. R. CARAWAY ET UX

TO
REED EDMONDSON ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A 11778

IDENTIF. REFERENCE

SEP 4 4 20 PM '68
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

SEP-4-68	CONV	12,500.00				
SEP-4-68	S'TAX		A*	32.50		
SEP-4-68	MORT'G	10,000.00				
SEP-4-68	S'TAX		A*	8.00		
SEP-4-68	PR'FEE		A*	.50		
SEP-4-68	W'DEED		A*	6.00	*	47.00

TERRY ED. NASHVILLE

Return to: Gail P. Pigg
c/o Edward Seddon