This instrument prepared by:
MORROW & WAITE, ATTORNEYS
3221 Nolensville Road
Nashville, Tennessee 37211

Installment Deed

BOOK 4271 PAGE 440

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William N. Sullivan (NAME)	same (NAME)	Map 148
214 Wallace Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 3
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($20,010.86) Twenty thousand and ten dollars and 86/100 Dollars, of which ($500.00) Five hundred and 00/100 Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder assumption of indebtedness in the amount of $12,510.86 of record in Book _____, Page _____ and a note in the amount of $7,000.00 which William N. Sullivan and wife, Myra G. Sullivan ha ve executed

providing for semi-annual payments of $500.00 beginning October 1, 1968 and continuing every six months thereafter until fully paid and bearing 5% interest on the unpaid balance.

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, Will Allison Rainey and wife, Clara S. Rainey have this day bargained and sold, and do hereby transfer and convey unto the said William N. Sullivan and wife, Myra G. Sullivan their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 5th Civil District of Davidson County, Tennessee, more specifically described as follows:

Beginning at an iron stake located in the north right of way line of Wallace Road and being the common corner of land belonging to G. T. Webb and Boone Sullivan and wife, Velma Sullivan, of record in Book 2863, Page 598, Register's Office for said County; thence running with said right of way line of Wallace Road in a westerly direction 75 feet to an iron stake; thence running in a northerly direction for 143.2 feet to an iron stake; thence north 88° 12' east 75 feet to an iron stake; thence south 2° 50' east 140 feet to the point of beginning.

Being the same property conveyed to Will A. Rainey and wife Clara S. Rainey from Impala Homes, Inc. of record in Book 3404, Page 335.

Land in Davidson County, Tennessee described as follows:

Beginning at an iron pin located in the northerly margin of Wallace Road, said iron pin being the common corner of the G. T. Webb property and the Rainey property as recorded in Book 3434, Page 205. Thence running with the common line of the said Rainey and West property north 2° 00' West 140 feet to a point, said point being the southeasterly corner of the Boone Sullivan property located in the G. T. Webb property line; thence in an easterly direction 18' to a point; thence south 7° 30' east 139 feet to the northerly margin of Wallace Road; thence following the northerly margin of Wallace Road 30 feet westerly to the point of beginning. Containing 0.06 acres more or less

Being the same property conveyed to Will A. Rainey and wife Clara S. Rainey from G. T. Webb and wife, Elsie Pearl Webb of record in Book 4230, Page 904.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 18th day of Sept., 1968

Affiant

My commission expires: 4-30-70
(Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 214 (House Number) Wallace Road (Street) Nashville, Tennessee 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 William N. Sullivan and wife, Myra G. Sullivan their *(successors), heirs and assigns forever.* We *covenant that* we *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 as shown above.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William N. Sullivan and wife, Myra G. Sullivan their *(successors), 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 William N. Sullivan and wife, Myra G. Sullivan *hereinafter referred to as trustors, hereby transfer and convey unto* William H. Jones, *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 sum of $20,000.00, *or at least the 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 property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and 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 Registers 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.

Witness our *hand this* 17 *day of* September, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William N. Sullivan
Will Allison Rainey

Clara S. Rainey
Myra G. Sullivan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kirk C. Waite, *a Notary Public in and for said County and State,* William N. Sullivan, Myra G. Sullivan, Will Allison Rainey, and Clara S. Rainey

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* 17th *day of* September, *19* 68.

Kirk C. Waite
Notary Public

Commission expires 4-30-70

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 corporation by* ..... *self as* .....

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

Notary Public

Commission expires .....

SEP 24 68 CONV 20,000.00
SEP 24 68 MORT'G *7,000.00
SEP 24 68 ST'TAX A* 52.00
SEP 24 68 ST'TAX A* 5.00
SEP 24 68 PR'FEE A* .50
SEP 24 68 W'DEED A* 4.50 * 62.00

INSTALLMENT DEED

FROM
WILL ALLISON RAINEY AND
WIFE, CLARA S. RAINEY

TO
WILLIAM N. SULLIVAN AND
WIFE, MYRA G. SULLIVAN

A 14238

IDENTIF. REFERENCE

SEP 24 11 26 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

THIS INSTRUMENT PREPARED BY:

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

FULL RELEASE OF LIEN

BOOK 4271 PAGE 443

Sub. and Lot No. or other identification: Lot No. 15, Beverly Heights, Section 1

Amount of Note: 12,800.00

The undersigned, UNION SQUARE SAVINGS BANK hereby declares that he was the true and lawful holder and owner at the time of payment of the entire indebtedness fully described in and secured by a lien in the Deed; Deed of Trust; and/or Mortgage from William C. Hamm and wife Naomi T. Hamm to Dobson & Johnson, Inc. of record in Book 4020 Page 255-258, of the Register's Office for Davidson County, Tennessee, to which reference is here made, and hereby acknowledges the payment in full of said indebtedness and the satisfaction and discharge of said lien.

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.

IN WITNESS WHEREOF he has here unto subscribed his name on this 20th day of September 19 68.

Attest:

Deputy Register

UNION SQUARE SAVINGS BANK

BY R. J. Stewart
R. J. Stewart, Vice President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named _____ the bargainors, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposed therein contained.

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

Commission expires _____ Notary Public _____

NEW YORK
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ NEW YORK

Before me, Sophie Susek a Notary Public within and for the State and County aforesaid, personally appeared R. J. Stewart with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of the UNION SQUARE SAVINGS BANK in ~~Nashville~~ New York, and the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing and name of the corporation by the said R. J. Stewart as such Vice President SEP 24 68 M'REL. A* 1.50 * 1.50

Witness my hand and official seal at office at Nashville, Tennessee. This 20th day of September 19 68

Commission expires: SOPHIE SUSEK, Notary Public State of New York, No. 41-9251350 Qualified in Queens County Commission Expires March 30, 1970

Notary Public Sophie Susek
Sophie Susek

A 14240

IDENTIF. REFERENCE

SEP 24 11 48 AM '68

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FELIX Z. WILSON JR
County Register
Nashville, Tennessee

Address WILLIAM C. HAMM ET UX

To UNION SQUARE SAVINGS BANK

From

RELEASE

DOBSON & JOHNSON INC