Installment Deed

BOOK 4281 PAGE 430

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Burneset ux.		Map 63
(NAME): 629 Lenchi Road	(NAME): Same	Par. 63
(STREET ADDRESS OR ROUTE NUMBER): Madison, Tenn. 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty Nine Thousand Eight Hundred and no/100 ----------($49,800.00) ---------- *Dollars,*

of which Eleven Thousand Two Hundred Fifty and no/100 ---------- ----------($11,250.00) ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Thirty Eight Thousand Five Hundred Fifty and no/100 ----------($38,550.00) ---------- *Dollars,*

James E.Burnes and wife, Quenelle D. Burnes *have executed* their promissory note of even date herewith in the amount of $38,550.00 payable in eight annual installments, the first seven being for $5,000.00 each, and the eighth installment being for $3,550.00, which include both principal and interest at the rate of 7-1/2% per annum; the first installment falling due on October 23rd, 1969, and the others on the same day of each succeeding year until paid in full, with privilege of prepayment reserved by the grantees herein.

It is understood and agreed by and between the buyer and the seller herein that if the buyer desires to sell a portion of this property, he will pay to the grantor $1,000.00 per acre on the principal of said note in order to obtain a release as to the portion designated by the grantees to be sold.

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, I. C. E. Corlew, unmarried,

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

James E.Burnes and wife, Quenelle D. Burnes, their

(successors), heirs and assigns,

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

Land in the 11th Civil District of said County and State, in accordance with an unrecorded survey of September 13, 1966, as follows:
Beginning at an iron pin located at the northeast corner of the intersection of a private road with Hudson Road; north 29° 23' west along Hudson Road 245.5 feet to a point; thence north 66° 17' east 228.3 feet to a point; thence north 29° 23' west 190.8 feet to a point; thence south 66° 17' west 228.3 feet to a point; thence north 29° 23' west along Hudson Road 549.2 feet to an iron pin; thence south 89° 00.5' east 3,694.2 feet to an iron pin; thence south 19° 57' east 728.0 feet to an iron pin; thence north 88° 15' west 2720 feet to an iron pin; thence south 75° 21' west 764.5 feet to an iron pin, being the point of beginning with said tract containing 55.8 acres, more or less.
Included in the above description but excluded therefrom is a tract of land containing 6 acres, more or less, conveyed to William Pickel and wife, by deed from C. E. Corlew, of record in book 4248, page 213, Register's Office for said County.
Being part of the real property conveyed to C. E. Corlew by deed from Robert H. Jennings, Jr., Trustee, of record in book 4074, page 792, said Register's Office.

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 41,925.00

Subscribed and sworn to before me, this the 23rd day of Oct., 1965

Affiant

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Notary Public

OCT24 68	CONV	41,925.00			
OCT24 68	MORI'G	38,550.00			
OCT24 68	S'TAX		A*	108.94	
OCT24 68	S'TAX		A*	36.50	
OCT24 68	PR'FEE		A*	.50	
OCT24 68	W'DEED		A*	4.50	* 150.44

unimproved ( )
This is improved ( ) property, known as ..... (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 James E.Burnes and wife, Quenelle D. Burnes their ..... *(successors), heirs and assigns forever.* I *covenant that* I am *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 taxes for 1968 which are to be paid by the grantors herein.

I *further covenant and bind* myself, my ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E.Burnes and wife, Quenelle D. Burnes, 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 James E. Burnes and wife, Quenelle D. Burnes, ... *hereinafter referred to as trustors, hereby transfer and convey unto* William O. Lee ....., *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 $..... ....., 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 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 23rd *day of* October, *19*68.

A 18420

IDENTIF. REFERENCE

Oct 24 2 31 PM '68

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

C. E. Corlew

James E Burnes MD

Quenelle D. Burnes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, *a Notary Public in and for said County and State,* C. E. Corlew, and James E. Burnes and wife, Quenelle D. Burnes,

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* 23rd *day of* October, *19*68.

Raymond H Darrow *Notary Public*

Commission expires My Commission Expires April 21, 1971