BOOK 4282 PAGE 625

Map 28
Par. 5

INSTALLMENT DEED Owners: Mr. J.H.Trotter, Marrowbone Lake Rd., Nashville, Tenn. Tax notices to: Same

For and in Consideration of the sum of ----------($2,500.00)----------

Twenty Five Hundred and no/100----------Dollars,

of which Five Hundred($500.00)----------Dollars,

has been paid in cash by Joseph Howard Trotter and wife, Dorothy Trotter

the receipt of which is hereby acknowledged, and for the remainder Two Thousand and no/100

($2,000.00)----------Dollars,

the said Joseph Howard Trotter and wife, Dorothy Trotter have executed their note, for that amount, of even date herewith, payable to the order of Harwell M.Farrar, in monthly installments of Thirty Eight and 67/100($38.67)Dollars each, including interest at the rate of 6% per annum, for a period of Five(5)Years. Out of each installment the interest will first be deducted and the balance applied on the principal. First payment to commence on the ____day of October, 1966.

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

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, Harwell M.Farrar and wife, Margaret Farrar

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have this day bargained and sold, and do hereby transfer and convey unto the said Joseph Howard Trotter and wife, Dorothy Trotter, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, being a part of Lot No. 6 in the Subdivision of the Lands of Henry Flota Estates, of record in Book 421, page 147, Register's Office for said County, described according to a survey made by John M.Sullivan, Civil Engineer, February 7,1963, as follows:

BEGINNING at a point in the northwesterly margin of Marrowbone Lake Road, said point being the southeasterly corner of a certain lot sold to Joseph Howard Trotter by deed from M.L.Levitan, of record in Book_____,Page_____, Register's Office for Davidson County, Tennessee; thence with Trotter's easterly line, North 3° East 249.3 feet to a point; thence North 58°East 81.65 feet to a point; thence North 74°30' East 66 feet to a point; thence South 78°30' East 247.5 feet to a point; thence North 72°45' East 3 feet to the center of an access road; thence with the center of said access road, southerly ____ feet to the northerly margin of Marrowbone Lake Road; thence with the northerly margin of said Marrowbone Lake Road, South 89°West 280 feet to a point; thence South 52°West 233 feet to the point of beginning.

Being part of the property conveyed to Harwell M.Farrar by deed from R.W.Cundall and wife, of record in Book 1157, page 529, said Register's Office.

1966 taxes to be prorated and assumed by Purchasers.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Joseph Howard Trotter and wife, Dorothy Trotter, 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 said real estate to said Joseph Howard Trotter and wife, Dorothy Trotter, 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 Joseph Howard Trotter and wife, Dorothy Trotter

do hereby transfer and convey unto Dodson Batson, 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 Joseph Howard Trotter and wife, Dorothy Trotter

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 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 Joseph Howard Trotter and wife, Dorothy Trotter 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 Joseph Howard Trotter and wife, Dorothy Trotter 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 Dodson Batson, 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 Harwell M.Farrar and wife, Margaret Farrar and Joseph Howard ~~xxx~~Trotter and wife, Dorothy Trotter hereunto set our hands at Nashville, Tennessee, this the 5 day of ~~September~~ Oct. 19 66

Harwell M. Farrar

Margaret B. Farrar

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William C. Hamlett, a Notary Public in and for said County and State, the within named Harwell M.Farrar and wife, Margaret Farrar and Joseph Howard Trotter and wife, Dorothy Trotter

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 5 day of ~~September~~ Oct., 19 66

My Commission Expires Jan. 23, 1968

William C. Hamlett, Notary Public.

Commission Expires

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

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 2500. Affiant Joseph Trotter
Subscribed and sworn to before me this 30 day of Oct 1968

Deputy Register B Burdette

INSTALLMENT DEED

FROM

HARWELL M. FARRAR, ET UX

TO

JOSEPH HOWARD TROTTER, ET UX

Attorneys Title Company
Titles Guaranteed

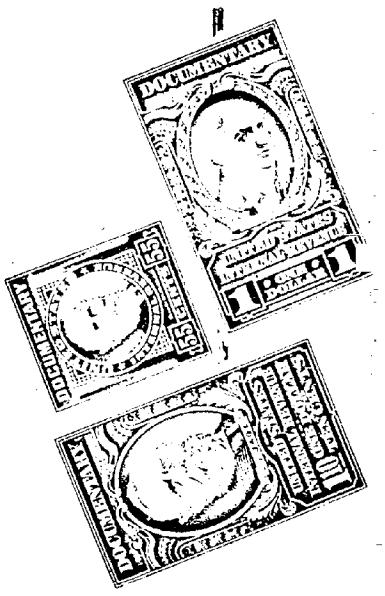
NASHVILLE, TENN.

A 18977

IDENTIF. REFERENCE

Oct 30 10 04 AM '68

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



OCT 30 68	CONV	*2,500.00			
OCT 30 68	MORT'G	*2,000.00			
OCT 30 68	S'TAX		B*	6.50	
OCT 30 68	PR'FEE		B*	.50	
OCT 30 68	W'DEED		B*	6.00	* 13.00