NEW OWNER: John F. Corn, Jr., et ux
118 Garrett Dr.
Goodlettsville Tenn.

SEND TAX BILLS TO:
First & Mid-South Mtg
410 Union St
Nashville Tenn

FORM 1003 — INSTALLMENT DEED — TENNESSEE TITLE COMPANY

Mar 25-6
Par. 28 pd

BOOK 4283 PAGE 453

FOR AND IN CONSIDERATION OF the sum of Eighteen Thousand, Five Hundred and no/100 DOLLARS
$18,500.00
of which $7,020.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees, John F. Corn, Jr. and wife, Helen Floyd Corn, have executed their one joint promissory Note of even date, herewith, in the principal sum of Five Thousand, Three Hundred Twenty-Four and 96/100 Dollars ($5,324.96) with interest at the rate of five per cent (5%), payable to the order of James H. Ray and wife, Lois B. Ray, due November 1, 1969; and further, assumed and agreed to pay the unpaid principal balance of Six Thousand, Three Hundred Twenty-Nine and 23/100 Dollars ($6,329.23) to First and Mid-South Mortgage Company of record in Book 2463, page 557, Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $18,500.00. Affiant John F. Corn Jr.
Subscribed and sworn to before me this 1 day of Nov. 1968
Deputy Register S. Gentry

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,

James H. Ray and wife, Lois B. Ray,
hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

John F. Corn, Jr. and wife, Helen Floyd Corn,
herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 47 in Goodlettsville Heights Subdivision, Section III, at Goodlettsville, Tennessee, a plat of which is of record in Book 1835, page 98, Register's Office for said County.
SAID Lot No. 47 is described as follows:
BEGINNING at a point in the northwesterly margin of Garrett Drive, the common corner of Lots 46 and 47; thence in a northwesterly direction 330.5 feet to a point; thence in a southerly direction 127 feet to a point; thence in a southwesterly direction 7.5 feet to a point; thence continuing in a southwesterly direction 62.5 feet to a point; thence in a southeasterly direction along the line between Lots 47 and 48, 248 feet to a point in the northwesterly margin of Garrett Drive, the common corner of Lots 47 and 48; thence in a northerly direction along the margin of Garrett Drive, 169 feet to the point of beginning.
BEING the same property conveyed to James H. Ray and wife, Lois B. Ray, by deed from James F. Leeper and wife, Doretta Leeper, of record in Book 3255, page 597, Register's Office for Davidson County, Tennessee.

ESCROW AND INSURANCE ARE EXPRESSLY TRANSFERRED TO THE GRANTEES FOR A GOOD AND VALUABLE CONSIDERATION.

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 grantors herein do hereby transfer and convey unto L. Kenneth Johnson 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 actual value 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 the said 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:

Prepared by:
Johnson & Edwards Atty's
201 Doyle Bldg
303 3rd Ave North Nashville Tenn.

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 the grantors 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 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 grantee 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 25th day of October, 19 68

James H. Ray — Lois B. Ray

John F. Corn, Jr. — Helen Floyd Corn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Ray, Lois B. Ray, John F. Corn, Jr., & Helen Floyd Corn the 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 Goodlettsville, Tenn. this 26th day of October, 1968

Commission Expires June 25, 1972 — Matt N. Thomson, 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 on this the _____ day of _____, 19____.

My commission expires _____ Notary Public

NOV-1 68 CONV 18,500.00
NOV-1 68 REC'D 5,324.96
NOV-1 68 STAX A* 48.10
NOV-1 68 MTG TAX A* 3.30
NOV-1 68 PRTFEE A* .50
NOV-1 68 WDEED A* 3.00 * 54.90

INSTALLMENT DEED

FROM

James H. Ray, et ux

TO

John F. Corn, Jr., et ux

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this _____ day of _____ A. D. 19__

at _____ o'clock ____ M., Note File Book _____ Page _____
Recorded in Book 4283 Page 453
Recording Fee $ 3.00
County Register
By _____ Dept. Reg.

IDENTIF. REFERENCE

Published by

TENNESSEE TITLE COMPANY
Nashville, Tenn.
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia