THIS DEED PREPARED BY: Quentin L. Housholder
420 Stahlman Building
Nashville, Tennessee 37201

Map 61-1
Par. 54

INSTALLMENT DEED

BOOK 4289 PAGE 363

For and in Consideration of the sum of Eighty-five Thousand and no/100 ($85,000.00) which includes and/the assumption of the first and second mortgage, ~~Dollars~~

of which ----------One and no/100 ($1.00)---------- Dollars,

has been paid in cash by Buyer

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

---------- Dollars,

the said T. M. Grinnell, Trustee has

executed a $50,000.00 promissory note to Quentin L. Housholder, Trustee, in the amount of $50,000.00; payable in one year from date.

NEW OWNER
T. M. Grinnell
610 Stahlman Bldg
Nash. Tenn.

Send tax bills:
Same

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, Maplewood Manor, Inc., Charles Johns, Robert L. Goodman and Leigh L. Hulme, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said T. M. Grinnell, Trustee, his successors ~~and~~ and assigns, with full power to sell, mortgage, transfer, encumber, or otherwise convey without the joinder of any beneficiary. certain real estate in Davidson County, Tennessee, as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the subdivision of the lands of William Phillips, as of record in Book 57, page 21, Register's Office for said County, described according to a survey made by J. R. Wauford & Co., Consulting Engineers, September 29, 1966, revised October 25, 1966, as follows:

BEGINNING at an iron pin in the westerly right-of-way of Walton Lane, said iron pin being 1096.57 feet north from the center line of Maplewood Lane; thence 86°20' west 933.76 feet; thence south 83°09' west 155.27 feet; thence north 9°06' east 28.20 feet; thence north 8°20' east 383.82 feet to an iron pin; thence north 10°00' east 83.26 feet to an iron pin; thence south 85°35' east 1042.25 feet to the westerly margin of Walton Lane; thence with the same south 3°40' west 450.71 feet to the beginning, more or less.

Being the same real property conveyed to Frank S. King, Jr., Trustee, with full power to sell, mortgage, transfer, encumber or otherwise convey without the joinder of any beneficiary, by deed from T. M. Grinnell, Trustee, of record in Book 4128, page 6, Register's Office for Davidson County, Tennessee.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said T. M. Grinnell, Trustee, his successors ~~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 T. M. Grinnell, Trustee, his 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 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 me in hand paid, T.M.Grinnell, the said Trustee

do hereby transfer and convey unto Quentin L. Houshdder, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

T.M.Grinnell, the said Trustee

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.

I 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 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 I, the said T. M. Grinnell, Trustee 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 I 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; I 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. I 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. I 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 T. M. Grinnell, Trustee 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 Quentin L. Housholder, 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 Maplewood Manor, Inc., Charles Johns, Robert L. Goodman, Leigh L. Hulme, Jr. and T. M. Grinnell, Trustee hereunto set our hands at Nashville, Tennessee, this the 14th day of November 1968.

Maplewood Manor Inc.
Robert L. Goodman
Leigh L. Hulme Jr. Pres.

Leigh L. Hulme Jr.
Robert L. Goodman
Charles Johns
T. M. Grinnell Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thalia K. Cooper, a Notary Public in and for said County and State, the within named Charles Johns, Robert L. Goodman, Leigh L. Hulme, Jr. and T. M. Grinnell, Trustee,

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 Nashville, Tennessee, this 14th day of November, 1968.

Commission Expires April 25, 1970

Thalia K. Cooper, 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 _____

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STATE OF TENNESSEE }
Davidson County

Before me, Marion K. Cross, a Notary Public within and for the State and County aforesaid, personally appeared Leigh L. Hulme, Jr. and Robert L. Goodman with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Maplewood Manor, Inc. the within named bargainor, a corporation, and that (he) (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Leigh L. Hulme, Jr. as such President, and attesting the same by the said Robert L. Goodman as such Secretary

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of November, 1968.

My commission expires April 25, 1970

Marion K. Cross
Notary Public

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $85,000. Affiant J. W. Grinnell
Subscribed and sworn to before me this 25 day of Nov. 19 68

Deputy Register B. Quimble

INSTALLMENT DEED

FROM

Maplewood Manor, Inc., Charle
Johns, Robert L. Goodman and
Leigh L. Hulme, Jr.

TO

T. M. Grinnell, Trustee

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

A 2-1 8 8.2

IDENTIF. REFERENCE

Nov 25 11 37 AM '68

NOV25 68	CONV	85,000.00			
NOV25 68	MORT'G	50,000.00			
NOV25 68	S'TAX		B*	221.00	
NOV25 68	S'TAX		B*	48.00	
NOV25 68	PR'FEE		B*	.50	
NOV25 68	W'DEED		B*	6.00	* 275.50