Cold Client:
Lemon Kirby etux
6537 Clarksville Hwy.
Joelton, Tenn.

Tax Bill
Same

BOOK 4308 PAGE 409

Map 61
Par. 55 PW

INSTALLMENT DEED

For and in Consideration of the sum of Twenty-seven Thousand and no/100 ($27,000.00) - Dollars, of which Five Thousand Three Hundred Twenty-six and 35/100 ($5,326.35) Dollars, has been paid in cash by LEMON KIRBY and wife, DORIS JEAN KIRBY, the receipt of which is hereby acknowledged, and for the remainder Twenty-one Thousand Six Hundred Seventy-three and 65/100 ($21,673.65) Dollars, the said LEMON KIRBY and wife, DORIS JEAN KIRBY, have executed their joint promissory note of even date herewith, payable to J. T. Walker, at the place said holder shall designate, bearing interest at the rate of six (6%) percent per annum from date, payable in equal monthly installments of One Hundred Twenty-five and no/100 ($125.00) Dollars, including interest at six (6%) percent, with the first payment due February 1, 1969, and thereafter on the first day of each succeeding month, a like amount until both principal and interest are fully paid; however, privilege is reserved to prepay said indebtedness at any time without penalty.

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,

J. T. WALKER

have this day bargained and sold, and do hereby transfer and convey unto the said LEMON KIRBY and wife, DORIS JEAN KIRBY, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, beginning at a stake with hickory pointers in the center of the Clarksville Pike, at a point 81° west 34 2/5 poles from the northeast corner of the original 105½ acre tract; thence running south 2½° west, 6 1/5 poles to a stake; thence south 28½° east 8 poles to a stake; thence south 6 3/4° west 8 poles to a black walnut in a drain; thence south 2½° west 12 poles to a small elm on the east side of a branch; thence south 43° east 10 poles to a stake in a small flat; thence south 10 3/4° east 14 poles to a white oak, continuing on the east side of a branch as follows: South 15° east 23 poles; south 33¼° east 6 3/5 poles; south 49° east 8 18/25 poles to a planted rock on the east edge of the branch, and in the east line of the original 105½ acre tract, of which this is a part; thence with said east line, north 84 poles, more or less, to a point in the center of the Clarksville Pike, the northeast corner of the original tract; thence with the center of said road, west 34 2/5 poles, more or less, to the point of beginning.

Being the same property conveyed to J. T. Walker and wife, Nannie Leote Walker, by deed from John Cabler Corbitt, Jr., of record in Book 1683, page 95, Register's Office for Davidson County, Tennessee, the said Nannie Leote Walker having since died.

Prepared By: Gail P. Pigg, Attorney at Law
1420 Nashville Bank & Trust Building
Nashville, Tennessee 37201

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said LEMON KIRBY and wife, DORIS JEAN KIRBY, their 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.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said LEMON KIRBY and wife, DORIS JEAN KIRBY, 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 LEMON KIRBY and wife, DORIS JEAN KIRBY

do hereby transfer and convey unto _____, 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 LEMON KIRBY and wife, DORIS JEAN KIRBY 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 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 LEMON KIRBY and wife, DORIS JEAN KIRBY 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 ourselves, our 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 _____, 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 J. T. WALKER and LEMON KIRBY and wife, DORIS JEAN KIRBY hereunto set our hands at Nashville, Tennessee, this the 31st day of January 1969

J. T. Walker

Lemon Kirby

Doris Jean Kirby

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Harriet S. George, a Notary Public in and for said County and State, the within named J. T. Walker, Lemon Kirby and Doris Jean Kirby

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 31st day of January, 1969

Commission Expires 6-1-70

Harriet S. George 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 _____

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 he[illegible]swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $27000.00 [illegible] Mrs Lemon Kirby
Subscribed and sworn to before me this 6 day of Feb. 1969

Deputy Register A. Gentry

INSTALLMENT DEED

FROM
J. T. WALKER

TO
LEMON KIRBY, ETUX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A 29631

IDENTIF. REFERENCE

FEB 6 3 25 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-69	CONV	27,000.00			
FEB-69	MORT'G	21,673.65			
FEB-69	S'TAX		A*	70.20	
FEB-69	S'TAX		A*	19.70	
FEB-69	PR'FEE		A*	.50	
FEB-69	W'DEED		A*	6.00	* 96.40