DEED PREPARED BY W. E. HIGGINS, Attorney, PO Box 7661, Nashville, Tennessee 37209

INSTALLMENT DEED BOOK 4316 PAGE 230

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eller & Olson Stone Co., Inc. (NAME:)	Same (NAME:)	Map 78
6514 Robertson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 15
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.O

FOR AND IN CONSIDERATION OF the sum of TWENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 ($25,500.00) ---------- DOLLARS

of which $7,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee has executed its promissory note of even date herewith payable to the order of Charles J. Hooper, Jr., and wife, Louise Hooper, in the principal sum of Eighteen Thousand Five Hundred and no/100 ($18,500.00) Dollars plus interest payable annually in like lawful money from date of this note on the said principal sum, or so much thereof as shall from time to time remain unpaid, at the rate of six (6%) per cent per annum; and to pay the said principal sum in six (6) equal annual installments as follows: On the 7TH day of March, 1970, the sum of $3083.33, plus interest and thereafter a like amount of $3083.33 plus interest, on the 7TH day of March of each succeeding year, until the entire amount, both the principal sum and interest thereon has been paid in full, and with privilege of prepayment reserved,

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,

Charles J. Hooper, Jr. and wife, Louise Hooper

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Eller & Olson Stone Company, Inc.

herein called grantees, their ~~xxx~~ successors and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Engineer, dated February 1, 1969, as follows: Beginning in the center of Old Hickory Boulevard, said point being the southwest corner of the property conveyed to Lucy West of record in book 3810, page 390, Register's Office for said County; thence with said West's southern boundary line, south 81° east 2050 feet; thence south 48° 30' west 760 feet; thence south 42° 50' west 871 feet; thence south 89° 55' west 1132 feet to the center of Old Hickory Boulevard; thence with the center of same northeasterly 1491.8 feet more or less to the beginning, containing 51 acres, more or less. Being a part of the same property conveyed to Charles J. Hooper, Jr. and wife, Louise Hooper, by deed from Addie Lee Hooper, of record in book 3128, page 323, said Register's Office. This conveyance is made subject to easement for right-of-way of Old Hickory Boulevard lying within boundaries of premises as herein described.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,500.00

Subscribed and sworn to before me, this the 7th day of March 1969

Charles J. Hooper, Jr.
Affiant

My commission expires: January 21, 1971 (Affix Seal)

R. B. Duncan
Notary Public

This is unimproved ( ) improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town) ..... (Postal Zone)

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 grantees herein do hereby transfer and convey unto Burton Duncan 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 $ XXXXXXXX/insurable interest 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 interest may appear. We further agree to keep the improvements on said property in good repair and presentable, 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 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:

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 advise 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 grantees 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 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 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 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 grantors and grantees, have hereunto set our hands this the 7th. day of March 1969.

Eller & Olson Stone Company, Inc., by C. P. Hutcheson, President

Charles J. Hooper Jr

Louise Hooper

MAR 10 69	CONV	25,500.00				
MAR 10 69	MORT'G	18,500.00				
MAR 10 69	S'TAX		A*	66.30		
MAR 10 69	S'TAX		A*	16.50		
MAR 10 69	PR'FEE		A*	.50		
MAR 10 69	W'DEED		A*	3.00	*	86.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H.B.Duncan, *a Notary Public in and for said County and State,* CHARLES J. HOOPER and wife, LOUISE HOOPER, ELLER & OLSON STONE COMPANY, INC., a corporation, by ..... *the within named bargainor....., 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* 7th. *day of* March, *19* 69

H.B.Duncan *Notary Public*

Commission expires January 21, 1971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, H.B.Duncan, *a Notary Public of the State and County aforesaid, personally appeared* C.P.Hutcheson, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* ELLER & OLSON STONE COMPANY, INC., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal at office in Nashville, Tennessee *this* 7th. *day of* March, *19* 69

H.B.Duncan *Notary Public*

Commission expires January 21, 1971.

INSTALLMENT DEED

FROM CHARLES J. HOOPER, JR. etux

TO ELLER & OLSON STONE COMPANY, INC.

A 33195

IDENTIF. REFERENCE

MAR 10 1 43 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Mail To - Duncan
Realty Co
Ast. Columbia Tn
37209