FORM 1003

INSTALLMENT DEED

BOOK 4321 PAGE 403

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby Bostick & wife, Evelyn L. Bostick (NAME)	The Jernigan Corporation (NAME)	Map 81-6
2115 23rd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	124 4th Avenue South (STREET ADDRESS)	Pcl. 304
Nashville, Tennessee 37208 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of Three Thousand Four Hundred Fifty and No/100 ---------- (3,450.00) ---------- DOLLARS

of which $ 250.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their promisory note of even date herewith for the amount of Three Thousand Two Hundred Dollars payable to the order of The Jernigan Corporation in regular monthly installments, namely: On the 1st day of April 1969 the sum of $35.00, Thirty Five and No/100 Dollars and thereafter a like amount on the 1st day of each succeeding month thereafter. Said payments to be applied to interest at the rate of 6% per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the principal sum, until the entire amount, both interest and principal has been paid in full.

Escrow for insurance and taxes additional at provisional rate of $10.00 per month extra.

I hereby swear or affirm that the actual consideration or value for this transfer, whichever is greater, is $3450.00. Thomas K. Sanders

Subscribed and sworn to before me this 27 day of March 19 69

Deputy Register A. 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,

The Jernigan Corporation

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Bobby Bostick & Wife, Evelyn L. Bostick

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 5 on the plan of Nashville Trust Company's Subdivision of the Fannie Wild property as of record in Plan Book 3, Page 11, Chancery Court at Nashville described as follows:

Beginning at a point in the westerly margin of 23rd Avenue North 98 feet south of the southwest corner of 23rd Avenue North and Simpkins Street; thence with the westerly margin of said Avenue South 3 degrees 00 minutes west 40 feet to an iron pin, thence leaving said Avenue North 85 degrees 30 minutes West 122 feet to a point; thence north 3 degrees 00 minutes East 40 feet to a point; thence South 85 degrees 30 minutes East 122 feet to the point of beginning.

Being the same property conveyed to The Jernigan Corporation by deed from William David Sanders, Trustee and recorded in Book 3940, Page 620 of the Register's Office, Davidson County, Tennessee.

This Instrument was prepared by Thomas K. Sanders, 124 4th Avenue South, Nashville, Tennessee.

This is improved ( ) unimproved ( ) property, known as 2115 23rd Ave. North (House Number) (Street) Nashville P. O. Address: Tennessee (City or Town) 37208 (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 T. David Sanders 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 $ 4,000.00 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 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 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 21st day of February 1969.

THE TURTON CORPORATION

BY: [signature] President

ATTEST: [signature] Secretary

[signature] BOBBY BOSTICK

[signature] EVELYN L. BOSTICK

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

MAR 27 69	CONV	*3,450.00			
MAR 27 69	MORT'G	*3,200.00			
MAR 27 69	S'TAX		A*	8.84	
MAR 27 69	S'TAX		A*	1.20	
MAR 27 69	PR'FEE		A*	.50	
MAR 27 69	W'DEED		A*	3.00	* 13.54

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. David Sanders, a Notary Public in and for said County and State, the within named Bobby Bostick & wife, Evelyn L. Bostick 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, Tenn. this 21st day of February, 1969.

Commission Expires MY COMMISSION EXPIRES OCTOBER 23, 1971

[signature] Notary Public

STATE OF TENNESSEE
DAVIDSON County

Before me, W. David Sanders, a Notary Public within and for the State and County aforesaid, personally appeared T. Wade Sanders, President and J. J. Sanders, Jr., Secretary, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the President and Secretary respectively of the THE TURTON CORPORATION 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 purpose therein contained by signing the name of the corporation by the said T. Wade Sanders as such President and attesting the same by the said J. J. Sanders, Jr. as such Secretary

WITNESS my hand and official seal at office at
on this the 21st day of March, 1969.

MY COMMISSION EXPIRES OCTOBER 23, 1971

My commission expires

[signature] Notary Public

INSTALLMENT DEED

FROM THE TURTON CORPORATION

TO BOBBY BOSTICK & WIFE EVELYN L. BOSTICK

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A 35372

IDENTIF. REFERENCE

MAR 27 3 08 PM '69

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Nicol Trans. Fr. Nashville
124 4th Ave. No