This instrument prepared by:
James C. Havron, Attorney
Nashville, Tennessee 37201

Installment Deed

BOOK 4331 PAGE 688

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Wilson, Jr. et al.	William J. Wilson, Jr. et al.	Map 105-12
(NAME:)	(NAME:)	Par. 30
535 Murfreesboro Rd.	535 Murfreesboro Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207	Nashville, Tenn. 37202	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ninety-Two Thousand ($92,000.00) *Dollars,*

of which Twenty-Two Thousand ($22,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Seventy-Thousand ($70,000.00) *Dollars,*

WILLIAM J. WILSON, Jr., and TOMMY G. WILSON *have executed*

their one joint promissory lien note of even date herewith payable to the order of O. F. Minton, Jr. and H. P. Minton, in the principal sum of $70,000.00, said note bearing interest from date at the rate of 6% per annum and being payable in ten (10) equal principal annual installments of SevenThousand ($7,000.00) Dollars each, together with interest on the unpaid principal balance payable annually, the first of said annual installments of principal and interest being due and payable on the 1st day of May 1970, and a similar installment of principal and interest being due and payable on the 1st day of May thereafter until the whole of said principal and interest has been fully paid,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, O. F. MINTON, JR. and H. P. MINTON,

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM J. WILSON, Jr. and TOMMY G. WILSON, (each a one-half undivided interest as tenants in common), their ~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, described according to a survey made by Alley & Brown, Engineers, dated April 18, 1969, as follows: BEGINNING in the south margin of Herron Drive, at an iron pin located at the northwest corner of Lot No. 133, Section II, Woodycrest Subdivision, as of record in Book 1835, page 56, Register's Office for said County; thence along the rear line of said Lot, south 1° 47' west 110 feet to an iron pin; thence along the north line of Lot No. 132 of the same Subdivision, south 36° 26' west 169.50 feet to a concrete monument; thence north 2° 56' east 94.9 feet to a concrete monument; thence north 87° 38' west 1433.11 feet to an iron pin in the northeasterly margin of Nolensville Road; thence with the margin of said Road in a northerly direction, along a curve radius 4251.38, a distance of 256.30 feet to an iron pin; continuing along said margin in a northerly direction with a curve radius of 1146.00, a distance of 7.90 feet to an iron pin; thence continuing with the east margin of the T. C. Railroad, north 5° 52' west 231.80 feet to an iron pin; thence leaving said right of way, south 87° 22' east 746.60 feet to an iron pin; thence south 85° 26' east 470.50 feet to an ironpin in the southerly right of way of the N. C. & St. L. Railroad; thence along said right of way, south 53° 50' east 120.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 92,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of May 1969

Notary Public

My commission expires: August 19, 1972
(Affix Seal)

feet to an iron pin, being the northwesterly corner of the property conveyed to Jones & Laughlin Steel Corporation, as of record in Book 3943 page 559, said Register's Office; thence along their northwesterly line, south 36° 10' west 351 feet to an iron pin; thence along the southerly line of the Jones and Laughlin Steel Corporation, property and the property conveyed to R. C. Matthews Contractor, Inc., as of record in Book 2156, page 534, as follows: South 53° 50' east 344.98 feet; thence with a curve southeasterly with a radius of 255, a distance of 135 feet to an iron pin; thence south 88° 13' east 140.36 feet to an iron pin; thence along the west terminus of Herron Drive, south 1° 47' west 50 feet to an ironpin; thence along the south margin of said Drive, south 88° 13' east 120 feet to the beginning.

Being part of the property conveyed to O. F. Minton, Jr., and H. P. Minton, by deed from Crestwood Realty, Inc., as of record in Book 2034, page 367, said Register's Office.

Nashville, Tennessee

This is unimproved (X) improved ( ) property, known as E.side Nolensville Rd.-N. of Woodycrest Ave./
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said WILLIAM J. WILSON and TOMMY G. WILSON, their

(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,* except by taxes for 1969 which have been pro-rated between the Grantors and Grantees and are assumed by Grantees and restrictive covenants contained in the Deed from Lillian L. Brower, et al. to Crestwood Realty Co., as of record in Book 1787, page 33, Register's Office for Davidson County, Tennessee, and easement for cut and fill slopes as set forth in deed from O. F. Minton, Jr., et al., to the State of Tennessee, by deed of record in Book 2859, page 175, said Register's Office, and applicable zoning regulations.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William J. Wilson and Tommy G. Wilson, their

(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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said William J. Wilson and Tommy G. Wilson

hereinafter referred to as trustors, hereby transfer and convey unto James C. Havron *, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $....., or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 1st *day of* May, *19* 69

x [illegible]

O. F. Minton, Jr.

William J. Wilson

Tommy G. Wilson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Barnett *a Notary Public in and for said County and State,* O. F. MINTON, JR., H. P. MINTON, and WILLIAM J. WILSON and TOMMY G. WILSON,

the within named bargainor.S., 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* 1st *day of* May, *19* 69.

Mary E. Barnett *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 11-12-72

STATE OF.....
COUNTY OF.....

Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....
.....
the within named 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 }
COUNTY OF DAVIDSON }

Before me, ...*, a Notary Public of the State and County aforesaid, personally appeared.....,*
with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....
.....of the.....,
the within named bargainor, a corporation, and that .....he as such.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

INSTALLMENT DEED

FROM

O. F. Minton, Jr., et al.

TO

William J. Wilson, Jr., et al.

A 39962

IDENTIF. REFERENCE

MAY 9 11 47 AM '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

James C. Haynie, Attorney
Nashville, Tennessee

MAY-9 69	CONV	92,000.00			
MAY-9 69	MORT'G	70,000.00			
MAY-9 69	S'TAX		A*	239.20	
MAY-9 69	S'TAX		A*	68.00	
MAY-9 69	PR'FEE		A*	.50	
MAY-9 69	W'DEED		A*	6.00	* 313.70