New Owner: Mr. Phillip H; Prince
309 LEO COURT
NASHVILLE TENN
37211

Tax Notice to: SAME

Parcel 2D-13580
Map 149
P/o Par. 46

INSTALLMENT DEED

BOOK 4334 PAGE 762

For and in Consideration of the sum of ----------($26,000.00)----------

Twenty Six Thousand and no/100----------Dollars,

of which Seventy Six Hundred($7,600.00)----------Dollars,

has been paid in cash by Phillip H.Prince and wife, Andrea O.Princeand Burrell J.Prince and wife, Hazel D.Prince
the receipt of which is hereby acknowledged, and for the remainder -------($18,400.00)------

Eighteen Thousand Four Hundred and no/100----------Dollars,

the said Phillip H.Prince and wife, Andrea O.Prince and Burrell J.Prince and wife, Hazel D.Prince have executed their note, for that amount, of even date herewith, payable to the order of Anna Blackman in Five(5)Annual installments of Thirty Six Hundred($3,680.00)Dollars each plus interest at the rate of 6% per annum. First payment to commence One(1)Year after date.

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, I, ANNA BLACKMAN

have this day bargained and sold, and do hereby transfer and convey unto the said PHILLIP H. PRINCE AND WIFE, ANDREA O. PRINCE, and Burrell J.Prince and wife, Hazel D.Prince their heirs and assigns,

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

Land in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey made by Cummings Surveying Company, dated May 12,1969, as follows:
BEGINNING at a point in thewesterly margin of Rural Hill Road, at the corner of Laynes property line; thence with said line, South 86°00' West 1033.2 feet to a point; thence leaving said line, North 4°00' East 840 feet to a point; thence South 85°52' East 1061 feet to a point in the westerly margin of Rural Hill Road; thence with the margin of the same, southerly 841.09 feet to the point of beginning.

Being part of the property conveyed to Joe Blackman and wife, Anna Blackman by deed from Ed Marshall, of record in Book 1055 , page 294, said Register's Office.

1969 taxes have been prorated and are assumed by Purchasers.

The actual consideration for this transfer or value of property (whichever is greater) is $26,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Anna Blackman

Sworn to and subscribed before me this 20 day of Dec., 1969

Jean Ellis Notary Public
Com. Expires 7-23-1972

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Phillip H.Prince and wife, Andrea O.Prince and Burrell J.Prince and wife, Hazel D. Prince 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 Phillip H.Prince and wife, Andrea O. and Burrell J.Prince and wife,,Hazel D.Prince Prince 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 Phillip H.Prince and wife, Andrea O.Prince and Burrell J.Prince and wife, Hazel D.Prince do hereby transfer and convey unto Dodson Batson, 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 Phillip H.Prince and wife, Andrea O.Prince and Burrell J.Prince and wife, Hazel DPrince 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 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 Phillip H.Prince and wife, Andrea O.Prince and Burrell J.Prince and wife, Hazel D.Prince 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. 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 Phillip H.Prince and wife, Andrea O.Prince and Burrell J.Prince and wife, Hazel D.Prince 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 Dodson Batson, 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 Anna Blackman and Phillip H.Prince and wife, Andrea O.Prince ~~and~~ and Burrell J.Prince and wife, Hazel D.Prince hereunto set our hands at Nashville, Tennessee, this the 20 day of May 1969

Anna Blackman
Phillip H. Prince
Andrea O. Prince
Burrell J. Prince
Hazel D. Prince

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James E. Hoyt, a Notary Public in and for said County and State, the within named Anna Blackman and Phillip H.Prince and wife, Andrea O.Prince and Burrell J.Prince and wife, Hazel D.Prince

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 20 day of May, 1969

Commission Expires July 23, 1972 James E. Hoyt, 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, _____, 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

ED HODGE REALTY CO.

INSTALLMENT DEED

FROM

ANNA BLACKMAN

TO

PHILLIP H. PRINCE, ET UX
ET AL

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

A 41349

IDENTIF. REFERENCE

MAY 21 11 49 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to TOLLEY CO. NASHVILLE
ED HODGE REALTY CO.
4740 Nolensville Rd
Nash. Tenn. 37211

MAY21'69	CONV	26,000.00			
MAY21'69	MORT'G	18,400.00			
MAY21'69	S'TAX		B*	67.60	
MAY21'69	S'TAX		B*	16.40	
MAY21'69	PR'FEE		B*	.50	
MAY21'69	W'DEED		B*	6.00	* 90.50