This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

WILLIAM W. GLENN ET UX

TO

JAMES B. JOHNSON ET UX

For draftsman's use

THIS INSTRUMENT WAS PREPARED BY
NEIL ROBERTSON, Atty.
ASHLAND CITY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Johnsan (NAME)	Same (NAME)	Map 29
Eaton Creek Rd. Rte. 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 87 and
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	88

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 15,750.00 James B Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 19 69.

B Rumble
~~Notary Public~~ Deputy Register

~~MY COMMISSION EXPIRES:~~
(~~AFFIX SEAL~~)

FOR AND IN CONSIDERATION OF the sum of Fifteen Thousand Seven Hundred Fifty and No/100 ($15,750.00) DOLLARS

of which $ 1,750.00 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 joint promissory lien note of even date herewith payable to the order of William W. Glenn in the principal sum of Fourteen Thousand and No/100 ($14,000.00) Dollars, payable in monthly installments as follows, namely: On the 1st day of July, 1969, the sum of One Hundred Twenty Three and 38/100 ($123.38) Dollars, and thereafter a like amount on the 1st day of each succeeding month thereafter and the remaining balance of said principal sum on the 1st day of June, 1983. Said payments to be applied first to payment of 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 payment of the principal sum, until the entire amount, both principal and interest has been paid in full,

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,

we, William W. Glenn and wife, Lois C. Glenn,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto James B. Johnson and wife, Doris Ann Johnson

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

FIRST TRACT: Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as Tract No. 4 according to a survey made by C. J. Carney, Surveyor, May 29, 1957, as follows:

Beginning at a point in the western boundary line of the property conveyed to Sanders, north 9° 15' west 299.3 feet, north 42° west 285 feet, north 73° west 122.1 feet from the center of Old Eatons Creek Road; thence with western boundary line of said Sanders property and the property conveyed to Lewis, north 3° 15' east 936.7 feet to a point in the southern boundary line of the property conveyed to Stiener; thence with said line north 88° west 88 feet to the northeast corner of Tract No. 1 as shown on said survey; thence with the line between said Tracts Nos. 1 and 4 south 3° 30' west 490 feet, south 9° 52' west 93.7 feet and south 6° 16' west 199 feet to the common corner of Tracts 1, 2 and 4 on said survey; thence with the line between said Tracts Nos. 2 and 4, south 30° 45' west 98.2 feet; thence south 26° 53' west 107.1 feet to the common corner of Tracts Nos. 1, 3 and 4 on said survey; thence with the line between Tracts Nos. 3 and 4, north 86° 57' east 152 feet; thence north 71° 30' east 67.5 feet to the beginning, containing 2.51 acres, more or less.

(Continued on supplemental page added hereto)

This is unimproved ( ) improved ( ) 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, except for 1969 taxes which are assumed by Grantees.

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 L. J. Matlock, Jr. 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 $ Ins. value 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 2nd day of June 1969.

William W. Glenn

James B. Johnson

Lois C. Glenn

Doris Ann Johnson

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ CHEATHAM }

Personally appeared before me, Neil Robertson, a Notary Public in and for said County and State, the within named William W. Glenn, ~~and James~~ one B. Johnson and wife, Doris ~~Ann Johnson, three~~ of 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 Ashland City, Tennessee, this 2nd day of June, 1969.

Neil Robertson, Notary Public.

Commission expires ~~May 21, 1969~~ 1973.

STATE OF ALABAMA }
County of BALDWIN }

Personally appeared before me, ____, a Notary Public in and for said County and State, the within named Lois C. Glenn, one of the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gulf Shores, Alabama, this 4th day of June, 1969.

____, Notary Public

Commission Expires 7/21/1972

WILLIAM W. GLENN ET UX
TO
JAMES B. JOHNSON ET UX

Continuation of description

Together with an easement for a driveway as now existing and as shown on the above survey extending from the southeasterly corner of said Tract No. 4 on said survey in an easterly and southerly direction to Eatons Creek Road on and across and over a strip or parcel of land which is dedicated for said purpose and to be used jointly by the owners of Tracts Nos. 1, 2, 3 and 4 as shown on said survey, their heirs and assigns and which is described as follows:

Beginning at the southeast corner of Tract No. 4 on said survey being also the southwest corner of the property conveyed to Sanders; thence with the southern boundary line of said tract No. 4, south 71° 30' west 67.5 feet to the common corner of Tracts Nos. 3 and 4; thence with the eastern boundary line of said Tract No. 3, south 63° 15' east 238 feet; thence south 42° east 156.9 feet; thence south 9° 15' east 299.3 feet to the center of Old Eatons Creek Road; thence with same south 88° east 50 feet; thence north 9° 15' west 299.3 feet; thence north 42° west 285 feet; thence north 73° west 122.1 feet to the beginning, containing 0.78 of an acre, more or less.

Being the same property conveyed to Grantor, William W. Glenn, by deed from Margaret E. Smith, of record in Deed Book 3916, Page 40, Register's Office for Davidson County, Tennessee.

SECOND TRACT: Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described as Tract No. 3 according to a survey made by C. J. Carney, Surveyor, May 29, 1957, as follows:

Beginning at a point in the northern boundary line of the property conveyed to Nichols, north 9° 15' west 299.3 feet and north 42° west 120.8 feet from the center of the old Eaton's Creek Road; thence with the northern boundary line of said Nichols property and the property conveyed to Lee Aita, north 83° west 510 feet to the southeast corner of Tract No. 1 shown on said survey; thence with the line between said Tracts Nos. 1 and 3 north 60° 54' east 132 feet to the common corner of Tracts Nos. 1, 3 and 4 as shown on said survey; thence with the line between said Tracts 3 and 4, north 86° 57' east 152 feet; thence south 63° 15' east 238 feet; thence south 42° east 36.1 feet to the beginning, containing 0.78 of an acre, more or less.

Together with an easement for a driveway as now existing and as shown on the above survey extending from the southeasterly corner of Tract No. 4 on said survey in an easterly and southerly direction to Eaton's Creek Road on and across and over a strip or parcel of land which is dedicated for said purposes and to be used jointly by the owners of Tracts Nos. 1, 2, 3 and 4 as shown on said survey, their heirs and assigns and which is described as follows:

Beginning at the southeast corner of Tract No. 4 on said survey being also the southwest corner of the property conveyed to Sanders; thence with the southern boundary line of said Tract No. 4, south 71° 30' west 67.5 feet to the common corner of Tract Nos. 3 and 4; thence with the eastern boundary line of said Tract No. 3, south 63° 15' east 238 feet; thence south 42° east 156.9 feet; thence south 9° 15' east 299.3 feet to the center of Old Eaton's Creek Road; thence with said south 88° east 50 feet; thence north 9° 15' west 299.3 feet; thence north 42° west 285 feet; thence north 73° west 122.1 feet to the beginning, containing 0.78 acres, more or less.

And being the same property conveyed to the Grantor, William W. Glenn, by deed from Margaret E. Smith, of record in Book 3916, Page 44, Register's Office for Davidson County, Tennessee.

Conveyed of this Second Tract is made subject to an easement for spring branch across the northwesterly part of the premises as shown on the survey, and also subject to the provisions as to cost and expense of maintenance and repair of easement and water rights as set out in an instrument of record in Book 2651, Page 434, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James B. Johnson and wife, Doris Ann Johnson, two of the 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 9th day of June, 19 69.

N. 9 1970

N. Paul Jones

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IDENTIF. REFERENCE

JUN 13 1 08 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 13 68	CONV	15,750.00			
JUN 13 68	MORT'G.	11,000.00			
JUN 13 68	S'TAX		B*	40.82	
JUN 13 68	S'TAX		B*	12.00	
JUN 13 68	PR'FEE		B*	.50	
JUN 13 68	W'DEED		B*	6.00	* 59.32