This Instrument Was Prepared By

Phillip Swindon

Of The Law Firm Farley & Swindon
Stahlman Building, Nashville, Tennessee

Installment Deed

BOOK 4343 PAGE 473

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond J. Bottoms		Map 60-14
(NAME:) Third National Bank Bldg.	(NAME:) Same.	Par. 26
(STREET ADDRESS OR ROUTE NUMBER) 201 4th Avenue North	(STREET ADDRESS)	
(CITY) Nashville, (P. O. ZONE) 37219 (STATE) Tennessee,	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand and No/100 ($25,000.00) *Dollars,*

of which Six Thousand Two Hundred Fifty and No/100 ($6,250.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder *Dollars,*

We, Raymond J. Bottoms, unmarried and Catherine R. Bottoms, unmarried

have executed

one note of even date herewith in the amount of $18,750.00, payable to the order of C. Brooks Vance and wife, Lillian H. Vance, in 10 equal annual installments of $1,875.00 each plus interest on unpaid balance at the rate of 6% per annum, the first installment falling due June 6, 1970 with the buyer reserving the right of prepayment without penalty.

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, C. Brooks Vance and wife, Lillian H. Vance

have this day bargained and sold, and do hereby transfer and convey unto the said Raymond J. Bottoms, unmarried, and Catherine R. Bottoms, unmarried, and to the survivor of them in a survivorship estate, their *(successors), heirs and assigns,*

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

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot NO. 10 on the Plan of that part of Brooklyn lying on the Brick Church Pike, beginning on the west margin of a 30 foot Avenue at the corner of Lots Nos. 9 and 10; thence east with the line between said two lots 60 poles to the west margin of the property formerly owned by Allison; thence with said line north 1/2° west 39.2 poles to the corner of lots Nos. 10 and 11, thence west with the line between said two lots 59.8 poles to the west margin of said 30 foot Avenue; thence with the west margin of said Avenue south 1/2° east 39.6 poles to the point of beginning, containing 14-3/4 acres, more or less.

Being the same property conveyed to C. Brooks Vance from John David Vance and Earl Quimby Vance by deed of record in Book 1298, page 183, Register's Office for said County.

Included but excluded from the above described land is a 3.67 acre tract conveyed to the State of Tennessee for the use of the Department of Highways and Public Works of record in book 3765, page 183, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 6th day of June 1969.

Raymond J. Bottoms, affiant

My commission expires: August 11, 1971

(Affix Seal)

Notary Public

This conveyance is made subject to right of way easements of Brooklyn Avenue and Rucker Avenue, lying within the boundaries of the subject property and right of ingress or egress to, from, and across the controlled access highway, as provided in deed of record in Book 3765, page 567, Register's Office for Davidson County, Tennessee.

It is understood and agreed that the "C. B. Vance" and "C. Brooks Vance" mentioned in this instrument are one and the same person.

unimproved (X)
This is improved ( ) property, known as ..... (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 Raymond J. Bottoms and Catherine R. Bottoms, in the interest as aforesaid, 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.*

we *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Raymond J. Bottoms and Catherine R. Bottoms, 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 Raymond J. Bottoms and Catherine R. Bottoms *hereinafter referred to as trustors, hereby transfer and convey unto* C. B. Vance, Jr. *, 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 6th *day of* June, 19 69

Raymond J. Bottoms

Catherine R. Bottoms

x C R Vance

x Jillian H. Vance

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, PETER STUART RICHARD HARMER, *a Notary Public in and for said County and State,* Raymond J. Bottoms and Catherine R. Bottoms

*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* 6 *day of* JUNE, 19 69

Peter Stuart Richard Harmer
Notary Public

Commission expires August 18, 1971

STATE OF Mississippi }
COUNTY OF Panola }

Personally appeared before me, C B VANCE JR., *a Notary Public in and for said County and State,* C. Brooks Vance and wife, Lillian H. Vance

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 BATESVILLE, MISS.,
this 10 *day of* JUNE, *19* 69

C B Vance Jr
Notary Public

Commission expires 1-1-72

Chancery Clerk

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

C. Brooks VAnce et ux

TO

Raymond J. Bottoms et al

$ 25,000.00

A 44986

IDENTIF. REFERENCE

JUN 19 1 50 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 19 69	CONV	25,000.00			
JUN 19 69	MORTG	18,750.00			
JUN 19 69	ST TAX		B*	65.00	
JUN 19 69	ST TAX		B*	16.70	
JUN 19 69	PB FEE		B*	.50	
JUN 19 69	W DEED		B*	6.00	* 88.20

Compliments of

H. C. WILSON
914 NC ... PHONE 252-0713
...VILLE, TENN. 37...