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This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
W. B. Williams and wife,
Margie L. Williams
TO
Louis Resha, Jr.

For draftsman's use

This instrument prepared by
A. Braden Floyd, Jr., Attorney
5333 Charlotte Avenue
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Resha, Jr. (NAME)	SAME (NAME)	Map 137
Rt #2 Buffalo Rd (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	P/O Par. 31
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	Pat

(FOR REGISTER'S USE)
A 45245

IDENTIF. REFERENCE

JUN 23 10 07 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$12,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 22ND DAY OF MAY 19 69.

Hazel T. Williams
Notary Public

MY COMMISSION EXPIRES: 3/10/1970
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of TWELVE THOUSAND FIVE HUNDRED AND NO/100--- ($12,500.00)- - - - - DOLLARS

of which $2,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said ~~grantors~~ grantee has executed his promissory note in the amount of $10,000.00 payable in five annual installments with interest and under the conditions as set out in the said note.

JUN23	CONV	12,500.00				
JUN23	MORTG	10,000.00				
JUN23	STAX		A*	32.50		
JUN23	STAX		A*	8.00		
JUN23	PRFEE		A*	.50		
JUN23	WOEED		A*	3.00	*	44.00

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,

W. B. Williams and wife, Margie L. Williams

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

Louis Resha, Jr.

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the southerly side of the Memphis-Bristol Highway 70. BEING a portionof Tract No. 3 on the Recy How's Plan as recorded in Book 21, page 1237, Register's Office for said County and more particularly described according to a survey made by Parrish Engineers, Inc., dated June 26, 1968, as follows.

BEGINNING at a point in the southerly marginof the Memphis-Bristol Highway 70, said point being the northeast corner of the herein described tract; thence leaving said southerly margin of the said Highway 70 South 2 deg. West 3 feet to a point; thence South 65 deg. 15 min. West 373 deg. thence south 76 deg. 8 min. 30 seconds west 1,077.50 feet; thence South 77 deg. 53 min. West 461.15 feet to the southeasterly margin of Newsom Station Road; thence North 37 deg. West 25 feet to the center line of Newsom Station Road thence in a northeasterly direction following the center line of said Newsom Station Road 493.65 feet to a line in the imaginary south margin of Memphis-Bristol Highway 70 as it crosses the said Newsom Station Road; thence North 86 deg. 4 min. East 1,555 feet to the beginning and being tracts Nos. 1, 2 and 3 as shown in the said survey prepared by Parrish Engineers, Inc., dated June 26, 1968.

This is unimproved ( ) improved ( ) property, known as ---- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

BEING a part of the same property conveyed to W. B. Williams by deed from Scarritt College for Christian Workers, a Tennessee Corporation, of record in Book 4249, page 467, Register's Office for Davidson County, Tennessee.

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 seised 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 A. Braden Floyd, 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 $ insurable amount 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 22 ND day of MAY 1969.

W. B. Williams

Margie L. Williams

Louis Resha, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. B. Williams and Margie L. Williams and Louis Resha, Jr. 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 22 ND day of MAY, 1969

Howard T. Williams, Notary Public.

Commission expires 3/10/1970.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis Resha, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 1969.

Notary Public

Commission expires: April 30, 1970