FORM 1003

INSTALLMENT DEED

BOOK 617 PAGE 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorey Merring (NAME)	Same. (NAME)	Map 15
Route 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt. Par 70
Joelton, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION Of the sum of EIGHT THOUSAND AND NO/100 ($8,000.00) DOLLARS

of which $ 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 grantees have executed their joint promissory lien note of even date herewith payable to the order of Clarence M. Anderson and wife, Novella Anderson, in the principal sum of Seven Thousand Five Hundred and No/100 ($7,500.00) Dollars, in monthly installments as follows, namely: On the 1st day of August, 1969, the sum of Fifty and 17/100 ($50.17) 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 July, 1992. 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,

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

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, Clarence M. Anderson and wife, Novella Anderson,

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

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

Located in the 24th Councilmania District, BEGINNING at a spike in the center of Wilkerson Road; thence, with the center of said road as follows: N. 41° E. 231.35 feet to a spike; N. 31° E. 131.23 feet to a spike; and N. 24° E. 110.38 feet to a spike; thence, Leaving the road, N. 8-° W. 700 feet to an iron pin; thence N. 50° W. 461.9 feet to an iron pin by a hickory; thence S. 12° 20' W. 139.8 feet to an iron pin; thence S. 10° W. 396.2 feet to an iron pin; thence S. 4° 30' W. 112.8 feet to an iron pin; thence S. 59° 39' E. 154.82 feetto an iron pin; thence S. 83° 51' E. 339.41 feet to an iron pin; thence N. 81° 50' E. 255.4 feet to an iron pin; thence S. 64° 52' E. 194.9 feet to the pointof beginning, containing 10,073 acres, more or less.

And being a part of the same property conveyed to Grantors, by deed from M. E. Link, of record in Deed Book 1279, Page 174, Register's Office for Davidson County, Tennessee.

AL-2S	CASH	*8,000.00			
AL-2S	STAX		C*	20.80	
AL-2S	PRFEE		C*	.50	
AL-2S	MORTG	*7,500.00			
AL-2S	STAX		C*	5.50	
AL-2S	WDEED		C*	3.00	* 29.80

unimproved ( )
This is 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.

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 note, 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 Carlos G. Harris Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, or so much interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby agree to keep all buildings now 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 interest may appear. We further agree to keep the improvements on said property in good repair and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, said Trustee or the lawful owner and holder of said note, or any of them, may do any or all of these things, and charge and treat the sum so expended as a 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 herein provided, then this 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 after the date of said payment, then this 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 that may be 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 some newspaper published in Davidson County, Tennessee, to sell said property at the front door of the Court House door in said County, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby waived by the grantees, said Trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser or purchasers at said sale under this conveyance. We agree that the Trustee, may at any time, after default in the payment of any of said notes, enter into the possession of said property, and shall only account for the net rents actually received by him. In case of the death, absence, inability or refusal of said Trustee, or his successor in trust, to act, before selling said property, as herein provided, to enter and take possession thereof, the then Register of Davidson County, Tennessee, shall be and is hereby appointed Trustee with like power and authority as is hereinbefore given to the Trustee, 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:

12305

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 30th day of June 19 69.

C. M. Anderson — Lee Roy Morring
Novella Anderson — Dorothy Morring

...mount of the actual consideration ...
...or value of the property transferred, whichever is ...
is $ 5000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

C. A. Vaughn
Affiant

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

Bonnie S. Williams
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bonnie S. Williams, a Notary Public in and for said County and State, the within named Clarence M. Anderson and wife, Novella Anderson and Leroy Morring and wife, Dorothy Morring, the bargainor, 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 Whites Creek, Tenn. this 30th day of June, 1969

Commission Expires 1-24-73. Bonnie S. Williams Notary Public.

STATE OF _____
_____ 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 { their / his oath / several oaths } acknowledged { themselves / himself } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { they / he } as such _____ and _____ being authorized to to do, executed the foregoing instrument for the purpose 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

INSTALLMENT DEED

FROM

CLARENCE M. ANDERSON ET UX

TO

LEROY MORRING ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIFICATION

JUL 2 12 26 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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