Prepared by: Carole Chitwood Smith
Attorney at Law
934 Stahlman Building
This Form furnished by Attorneys Title Company, Inc.

BOOK 4354 PAGE 441

INSTALLMENT DEED Form No. WD - 4

FROM
EDWARD H. PULLEY AND WIFE
MARGIE D. PULLEY

TO
LEE O. WIGGS AND WIFE,
ANNA B. WIGGS

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee O. Wiggs et ux (NAME)	(NAME)	Map 119-5
2514 Nolensville Rd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 195
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 49381

IDENTIF. REFERENCE

Jul 31 3 58 PM '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

$ 80,000.00 Edward H. Pulley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 1969.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 30, 1972

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of eighty thousand ------($80,000.00)------ DOLLARS,

of which $ 10,000.00 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 this day assumed the payment of the balance of a note in the al principal amount of $45,000.00 payable to C. Vance Hickerson and wife, secured by inent deed of record in Book 4254, page 851, RODC, Tenn., payable $869.99 per month incluincipal and interest at 6% per annum, which note has a present balance of $37,043.69; and ition the said grantees have this day executed their joint promissory note payable to Ed-H. Pulley and wife in the original principal amount of $32,956.31, payable as follows: y payments of interest at the rate of 7% per annum in the amount of $192.25 payable for cessive months from date hereof and thereafter monthly payments on the same day of each sive month over a period of 6 years, which payments, in the amount of $561.83 will inprincipal and interest at the rate of 7% per annum,

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,
Edward H. Pulley and wife, Margie D. Pulley

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto
Lee O. Wiggs and wife, Anna B. Wiggs,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County see being Lots No.s 48 and 49 on the Map of the Re-Subdivision of parts of Blocks 27,26 her blocks in the Cumberland Nurseries, as of record in Book 161, page 139, Register's for said County. Said Lots No. 48 and 49 front together 104.9 feet on the easterly side Nolensville Pike and run back 270 feet on the northerly line and 222.5 feet on the sou-line, to an alley, measuring 93.7 feet thereon, including but EXCLUDED FROM THIS CONVEY- is the property conveyed to State of Tennessee by deed from R. Howell Sr. and wife, of in Book 2021, page 409, said Register's Office, described as follows: A strip of land ing from Survey Station 532 / 71 at the boundary line of the lands of Saindon to Station 72 at the boundary line of the lands of Seabury 101 feet long and bounded on the sides lows: On the north by the lands of Easbury, on the south by the lands of Saindon, on the y the present highway, on the east by a line east of parallel to and 40 feet from the line of said proposed highway as staked out, containing 30 square feet.

the same property conveyed to Edward H. Pulley and wife, Margie D. Pulley by deed from ce Hickerson and wife, Ruby Hickerson of record in Book 4254, page 851 in the Register's for said County.

unimproved ( )
is improved (X) property, known as 2514 Nolensville Road Nashville, Tennessee
(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 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 H. H. Chitwood 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 $_____ 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 31 day of July 1969.

Lee O. Wiggs — Edward H. Pulley

Anna B. Wiggs — Margie D Pulley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William C Harwell, a Notary Public in and for said County and State, the within named Edward H. Pulley and Margie D. Pulley and Lee O. Wiggs and Anna B. Wiggs 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, Tennessee, this 31 day of July, 1969.

William C Harwell, Notary Public.

My Commission Expires January 30, 1972

Commission expires .....

JUL31 68 CONV 80,000.00
JUL31 68 MORTG 32,956.31

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUL31 68 S TAX A* 208.00
JUL31 68 S TAX A* 31.00
JUL31 68 PRTFEE A* .50
JUL31 68 VOIED A* 3.00 * 242.50

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 .....