Map 11
Par. 33 M.C.

INSTALLMENT DEED

For and in Consideration of the sum of SIX THOUSAND and No/100 ($6,000.00) Dollars,

of which FIVE HUNDRED and No/100 ($500.00) Dollars,

has been paid in cash by William Howard Baker and wife, Ann Esther Baker,

the receipt of which is hereby acknowledged, and for the remainder FIVE THOUSAND FIVE HUNDRED and No/100 ($5,500.00) Dollars,

the said William Howard Baker and wife, Ann Esther Baker, have executed their one promissory note of even date herewith, payable to the order of the grantors in monthly installments of $106.34 each, including principal and interest at the rate of 6% per annum, beginning September 1, 1969, with the balance being due and payable on or before August 1, 1974, said payments to be applied first to the payment of interest on the principal [redacted] sum or so much as shall from time to time remain unpaid and the balance to be applied to the payment of principal until the entire amount, both principal and interest, has been paid in full,

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained

on the land herein conveyed, We, IRVIN H. GREER, SHELBY L. GREER, ALBERT S. GREER, LINNIS GREER DORRIS, ELLA B. COLEMAN and KATIE M. McNEIL, being all the heirs-at-law ~~of Joseph E. Greer, deceased,~~

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM HOWARD BAKER and wife, ANN ESTHER BAKER, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Being land in the 10th Civil District of said County, described according to a copy of a survey by John R. Alley, Surveyor, dated June, 1965, as follows:

BEGINNING at an iron spike set in the center of Greer Road, said point being the northwest corner of the tract of land conveyed to Henry C. Smiley and wife, by deed of record in Book 4017, page 215, Register's Office for said County; thence with the center line of said Greer Road, south 82 deg. 15 min. east 102.8 feet to a point, south 77 deg. 10 min. east 100 feet to an iron spike, south 72 deg. 45 min. east 188.6 feet to an iron spike and south 72 deg. 00 min. east 181.7 feet to an iron spike; thence north 10 deg. 30 min. east 701 feet to a point in an old marked line; thence north 86 deg. 30 min. west 684 feet to a point; thence south 1 deg. 00 min. east 587 feet to the point of beginning, containing 9.05 acres, more or less.

Being part of the same property conveyed to Joseph E. Greer, deceased, by deeds from Sam Smiley and wife, of record in Book 416, page 412, Oliver W. Spivey and wife, of record in Book 1198, page 554, and W. J. Nelms and wife, of record in Book 359, page 590, all of the Register's Office for Davidson County, Tennessee, the said Joseph E. Greer having since died survived by the grantors, his only heirs-at-law.

SEP-3[illegible]	CONV	*6,000.00		
SEP-3[illegible]	MORT'G	*5,500.00		
SEP-3[illegible]	S'TAX		A*	15.60
SEP-3[illegible]	S'TAX		A*	3.50
SEP-3[illegible]	PR'FEE		A*	.50
SEP-3[illegible]	[illegible]		A*	6.00

This is [illegible] unimproved (X) property, know as [illegible] House Number (Street) P. O. Address [illegible] (City or Town) 25.60 (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said William Howard Baker and wife, Ann Esther Baker, 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 1969 property taxes which are to be prorated and assumed by grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said William Howard Baker and wife, Ann Esther Baker, 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 William Howard Baker and wife, Ann Esther Baker,

do hereby transfer and convey unto John B. Henry, 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 William Howard Baker and wife, Ann Esther Baker,

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 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 interst 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 William Howard Baker and wife, Ann Esther Baker, 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; and if 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 trust 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 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 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 grantees, their 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 John B. Henry, Trustee, shall be vested in said successor.

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 Irvin H. Greer, Shelby L. Greer, Albert S. Greer, Linnis Greer Dorris, Ella B. Coleman and Katie M. McNeil, and William Howard Baker and wife, Ann Esther Baker, of Flint, Michigan, Clearwater, Florida, and hereunto set our hands at Goodlettsville, Tennessee, this the ____ day of ____ 1969

Ann E. Baker
William H Baker

x Katie M. McNeil
Shelby L. Greer
Linnis Greer Dorris
Irvin H. Greer
Albert S. Greer
Ella B. Coleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Isaac B. Cuffman Jr., a Notary Public in and for said County and State, the within named Irvin H. Greer, Shelby L. Greer, Albert S. Greer, Linnis Greer Dorris and Ella B. Coleman, five 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 Goodlettsville, Tennessee, this 22 day of August, 1969

Isaac B Cuffman Jr., Notary Public.

Commission Expires Nov. 1 - 1972

STATE OF MICHIGAN
Genesee County.

Personally appeared before me, Terry L. Hanson, a Notary Public in and for said County and State, the within named Katie M. McNeil, 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 Flint, Michigan this 22th. day of August, 1969

Terry L. Hanson, Notary Public.

Commission Expires 8-22-71

Terry L. Hanson

STATE OF FLORIDA

Pinellas County.

BOOK 4362 PAGE 6

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named William Howard Baker and wife, Ann Esther Baker, two

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 Clearwater, Florida this 13 day of August, 1969

Helen B Conrad, Notary Public.

Notary Public, State of Florida at Large
My Commission Expires May 21, 1973
Bonded By American Fire & Casualty Co.

Commission Expires

INSTALLMENT DEED

FROM
IRVIN H. GREER ET AL

TO
WILLIAM HOWARD BAKER ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A 52764

IDENTIF. REFERENCE

SEP 3 12 06 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CUFFMAN REALTY CO.
107 Memorial Dr.
Goodlettsville, Tenn. 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wm. Howard Baker et ux (NAME)	Wm. Howard Baker et ux. (NAME)	
1544 Meadowdale (STREET ADDRESS OR ROUTE NUMBER)	1544 Meadowdale (STREET ADDRESS)	
Clearwater, Florida 33516 (CITY) (STATE) (P. O. ZIP)	Clearwater, Florida 33516 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

John B. Henry, Attorney
925 Stahlman Building
Nashville, Tenn. 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 6,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 19 69

Notary Public

MY COMMISSION EXPIRES: March 15, 1972

(AFFIX SEAL)