This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM
James M. Fischer, Jr., Trustee

TO
Mrs. Jerrie D. Doss, etal

For draftsman's use

THIS INSTRUMENT PREPARED BY:
Tom G. Coleman, Jr., Attorney
1720 Parkway Towers
Nashville, Tennessee 37219

BOOK 4388 PAGE 785

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Jerrie D. Doss, etal (NAME)	New Owners (NAME)	Map 59-15
931 Acklen Ave (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par 17
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

A6459 4
MAIL TO: JIM STEVENS ATTY. NUMBER
3937 GALLATIN RD. NASHVILLE, TENN.

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 29 3 08 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

$ 5,500.00 x Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Dec 19 69

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of FIVE-THOUSAND, FIVE-HUNDRED AND NO/100 DOLLARS ($5,500.00) ---------- DOLLARS

of which $ 249.89 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 executed their one promissory note of even date herewith in the principal sum of $5,258.11, payable to the order of James M. Fischer, Trustee, in consecutive monthly installments of $40.00 each, including both principal and interest, interest being at the rate of 7½% per annum on the unpaid principal sum which 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. The first installment payment shall become due and payable on or before January 1, 1970, and thereafter, said consecutive monthly installments will continue as aforesaid until fully paid. Amounts paid will be credited first to interest accrued; balance to the unpaid principal sum.

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.

James M. Fischer, Jr., Trustee with full power to sell, mortgage or otherwise convey without the joinder or disclosure of any beneficiary hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Mrs. Jerrie D. Doss and son, Melvin E. Doss and wife, Jennie R. Doss

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

Land in the 12th Civil District of Davidson County, Tennessee, being the northwesterly 150 feet of Lot 3 on the Map of Andrew J. Summitt Farm and described as follows:

BEGINNING on the southeasterly margin of Moorman Arm Road at the corner of Lots Nos. 3 and 4; thence along the line between said lots, southeasterly 150 feet to a point; thence in a northeasterly direction 100 feet to a point in the line between lots 2 and 3; thence with the line between said lots, northwesterly 150 feet to the southwesterly margin of Moorman Arm Road; thence along said Road in a southeasterly direction 100 feet to the point of beginning.

Being the same property conveyed to James M. Fischer, Jr., Trustee with full power to sell, mortgage or otherwise convey without the joinder or disclosure of any beneficiary, by deed from Estella Wheeler Swallows, a widow, of record in Book 4326, Page 200, Register's Office for said County, and re-recorded in Book 4327, Page 329, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1560, Page 543, said Register's Office, and to all applicable local government zoning and planning regulations.

It is agreed and understood that the improvement now located on the above described property will not be torn down, removed, demolished or otherwise *

This is unimproved ( ) improved (X) property, known as 659 Moorman Arm Road Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

*destroyed without the written consent of the holder of the above note.

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 Tom G. Coleman, 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 interest 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 22nd day of December 19 69.

James M Fischer Jr Trustee — Mrs Jerrie F Doss

Melvin E Doss — Mrs Jennie R Doss

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 James M. Fischer, Trustee and Mrs. Jerrie D Doss and son, Melvin E. Doss and wife, Jennie R. Doss 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 22nd day of Dec., 1969.

Notary Public.

Commission expires My Commission Expires Nov. 29, 1972

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 CONV. *5,500.00 DEC29 upon oath, acknowledged self to be of the MORT'G *5,258.11 DEC29 S'TAX B* 14.30 DEC29 the within named bargainor, a corporation, and that he as such B* 3.30 DEC29 being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by DEC29 as W'DEED B* 3.00 * 21.10

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .