INSTALLMENT DEED

BOOK 4399 PAGE 72

For and in Consideration of the sum of ELEVEN THOUSAND SIXTY EIGHT AND 57/100 --------

----------($11,068.57)---------- Dollars,

of which ONE THOUSAND AND NO/100 ----------($1,000.00)---------- Dollars,

has been paid in cash by Billy Wayne Williams and wife, Carolyn Faye Williams

the receipt of which is hereby acknowledged, and for the remainder ----------

TEN THOUSAND SIXTY EIGHT AND 57/100 ----------($10,068.57)---------- Dollars,

the said Billy Wayne Williams and wife, Carolyn Faye Williams have assumed and agreed to pay Eight Thousand Five Hundred Sixty-Eight and 57/100 ($8,568.57) dollars, said sum being the unpaid principal balance of a certain note secured by a deed of trust date May 13, 1967, of record in Book 4118,page 977, R.O.D.C., Tennessee, and in further consideration have executed their one note of even date herewith for the original principal sum of $1,500.00, payable to the order of Gladys Louise Adcock, in monthly installments of $30.00 each. Said installments to be applied first to interest at the rate of 8% per annum and a service fee of 1% per annum to be computed on the unpaid principal sum from time to time and the balance of said installments to principal, until the entire amount of principal, interest and service fee shall have been paid in full, all in accordance with the terms and conditions as set out in said note.

all of said notes bearing eight 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, I, Gladys Louise Adcock

have this day bargained and sold, and do hereby transfer and convey unto the said Billy Wayne Williams and wife, Carolyn Faye Williams their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 784 on the Plan of Cloverhill Section X, as of record in Book 2331, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 784 fronts 107 feet on the easterly side of Ironwood Drive and runs back 188.6 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear on which it measures 107.9 feet.

Being the same property conveyed to Gladys Louise Adcock by deed from Tom G. Coleman, Jr., Trustee, of record in Book 4148, page 974, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, know as 3132 Ironwood Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Billy Wayne Williams and wife, Carolyn Faye Williams 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 said real estate to said Billy Wayne Williams and wife, Carolyn Faye Williams, 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 Billy Wayne Williams and wife, Carolyn Faye Williams

do hereby transfer and convey unto Jno. B. Cobb, 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 Billy Wayne Williams and wife, Carolyn Faye Williams 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 Billy Wayne Williams and wife, Carolyn Faye Williams 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 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 Billy Wayne Williams and wife, Carolyn Faye Williams 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 Jno. B. Cobb, Jr., 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 Gladys Louise Adcock and Billy Wayne Williams and wife, Carolyn Faye Williams hereunto set our hands at Nashville, Tennessee, this the 5th day of February 1970

Gladys Louise Adcock

Billy Wayne Williams

Carolyn Faye Williams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Gladys Louise Adcock and ~~Billy Wayne Williams and wife, Carolyn Faye Williams~~ 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 Nashville Tennessee, this 5th day of February 1970

[illegible], Notary Public.

Commission Expires [illegible] 3

STATE OF Tennessee
Davidson County.

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Billy Wayne Williams Carolyn Faye Williams the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 14 day Feb this 70

day of 2-14, 1970

John J. Cobb, Notary Public.

Commission Expires Jan 31st 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I 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 .

(over for additional acknowledgements)

FEB20 70	CONV	11,068.57				
FEB20 70	S'TAX		A*	28.86		
FEB20 70	PR'FEE		A*	.50		
FEB20 70	W'DEED		A*	6.00	*	35.36

INSTALLMENT DEED

FROM
Gladys Louise Adcock

TO
Billy Wayne Williams and wife,
Carolyn Faye Williams

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A 6 9 1 7 9

IDENTIF. REFERENCE

FEE 20 12 49 PM '70

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Wayne Williams (NAME)	Billy Wayne Williams (NAME)	72-10 30 E
3132 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	3132 Ironwood Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	3-D 5'082

THIS INSTRUMENT WAS PREPARED BY

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 11,068.57 / 10,068.57

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 1970.

Notary Public

MY COMMISSION EXPIRES: Deputy Register

(AFFIX SEAL)