Buyer: 308 McArthur Drive - Taf Bell - Same
Madison, Tennessee

BOOK 4414 PAGE 863

Map 43-7
Par. 23

FORM 1003 **INSTALLMENT DEED — TENNESSEE TITLE COMPANY**

M-O

FOR AND IN CONSIDERATION OF the sum of Four Thousand Dollars ($4000.00)
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 agree to pay $38.89 per Mo. including Principle and Interest at 6% until remainder of $3500.00 is paid

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 4000. Affiant Henry Keller
Subscribed and sworn to before me this 11th day of May 19 70

Deputy Register D. C. Williams

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,

E. A. Sircy and Mintye Bell Sircy

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto
Henry Ford Keller and wife, Dorthey Mae Keller

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

Being Lots no. 129 and 130 of Tract thirteen of an unrecorded plan of a Recorded Plan in Book 1130, page 37, R.O.D.C. known as the Anderson Estates.

Said Lots begin at a point on the Westerly Margin of McArthur Drive at the corner of Lots no. 128 and 129, being 255.3 feet more or less North of the Northerly margin of Roosevelt Avenue; thence with line between lots 128 and 129 westwardly 150 feet to the common corner of Lots no. 128, 129, 154 and 153, thence with line between Lots no. 129, 153, 152 and 130, northwardly, 100feet to the common corner of Lots no. 152, 151, 131 and 130, thence with line between lots no. 130 and 131 eastwardly, 150 feet to the westerly margin of McArthur Avenue; thence with said Avenue or drive southwardly, 100 feet to the beginning.

Being the same property conveyed to W. R. Fowler and wife Willie Lois Fowler by Deed from William Elmo Johnson and wife, Mary Elizabeth Johnson as of Record in Book 1540, Page 625, R. O. D. C.
Being the same property conveyed to E. A. Sircy Et Ux, from W. R. Fowler et ux. Recorded in Book 1908, page 92, R. O. D. C.

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 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 Hunter Short 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 $ 2500.00 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:

This Instrument prepaired under the supervision of Grissom and Short Attys. Court Square Bldg. Nash. Tenn.

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 4 day of Aug 1966

Henry Ford Keller — E A Sircy
Dorthy Mae Keller — Mintye Bell Sircy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ezell Dickerson, a Notary Public in and for said County and State, the within named Henry Ford Keller and Dorthey Mae Keller, E. A. Sircy et. ux. Mintye Bell Sircy the bargainor, S 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, Tenn. this 4th. day of August 1966

Commission Expires May 14-1970 Ezell Dickerson Notary Public.

STATE OF Tennessee
Davidson County

Before me, Ezell Dickerson, a Notary Public within and for the State and County aforesaid, personally appeared E. A. Sircy and Mintye Bell Sircy and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so 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

MAY-4 1970 COPY
MAY-4 1970 MORTG *4,000.00
MAY-4 1970 OST TAX *3,500.00
MAY-4 1970 OST TAX A* 10.40
MAY-4 1970 OST TAX A* 1.50
MAY-4 1970 RECD A* .50
MAY-4 1970 RECD A* 3.00 * 15.40

INSTALLMENT DEED

FROM
E A Sircy + wife
Mintye Bell

TO
Henry Ford Keller
+ wife Dorthey Mae

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE

Received for record this _____ day of _____ A. D. 19____ at _____ o'clock _____ M., Noted in Book _____ Page _____ Recorded Book _____ Page _____ Recording $ _____ County Register By _____ Dep. Reg.

IDENTIF. REFERENCE

A 7 6 2 3 5

MAY 5 8 26 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Nashville, Tenn.
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia