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INSTALLMENT DEED Form No. WD - 4

FROM

JOHN WILLIAMS, ET UX

TO

FELIX H. TREADWAY, III, ET UX

For draftsman's use

This Instrument Prepared By
R. Marshall, Attorney
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix H. Treadway, III, et ux (NAME)	First Federal Savings & Loan Assn. (NAME)	
1304 Parry Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Streets (STREET ADDRESS)	Map 120-14
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 138

(FOR REGISTER'S USE)

A 9 1 3 7 0

IDENTIF. REFERENCE

SEP 28 3 46 PM '70

FELIX Z. WHITWELL REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$11,441.00 Felix H. Treadway

Affiant Felix H. Treadway, III

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 1970

Notary Public M. L. Large for State of Tennessee

MY COMMISSION EXPIRES: June 23, 1973

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Eleven Thousand Four Hundred Forty-One and no/100----------($11,441.00) DOLLARS

of which $ 800.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees do hereby assume and agree to pay according to its terms an unpaid remaining principal balance of a first mortgage lien in the sum of $8,891.00, which is payable to First Federal Savings & Loan Association in monthly installments including principal, interest, insurance, taxes and other charges shown in a certain deed of trust from Paul E. Johnson, et ux, to T. I. Holman, Jr., Trustee, of record in Book 3754, Page 387, Register's Office of Davidson County, Tennessee, and in the note secured thereby; and for the balance of $1750.00, Grantees have executed their one certain promissory note of even date herewith payable to Grantors, or order, in the principal amount of $1750.00, said note bearing interest from date at the rate of 8% per annum and being payable * 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,

JOHN WILLIAMS and wife, FRANCES WILLIAMS,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

FELIX H. TREADWAY, III and wife, THERESA R. TREADWAY,

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

Land in Davidson County, Tennessee, near Nashville, being Lot No. 46 on the Map of Airport Estates, as of record in Book 1130, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 84.9 feet on the northerly side of Parry Drive and runs back 139 feet on the easterly line and 149 feet on the westerly line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to John Williams and wife, Frances Williams, by deed from Ruth B. Ferrell, as of record in Book 4447, Page 215, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1304 Parry Drive, Nashville, Tennessee 37217
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

* in 96 equal monthly installments of $24.32 per month, which includes principal and interest, the first installment being due and payable on or before the 1st day of November, 1970, and a like installment being due and payable on the 1st day of each month thereafter; privilege being retained by Grantees to pay all or any part of the principal at any time prior to the due date of any installment with accrued interest to date of payment, only.

This conveyance is subject to restrictive covenants and easements in instrument recorded in Book 1394, Page 143, Register's Office of Davidson County, Tennessee; and set-back lines and all other easements as are shown on the plan which is of record in Book 1130, Page 83, said Register's Office. Also subject to all applicable zoning regulations of the Metropolitan Government of Nashville and Davidson County, Tennessee, and of State of Tennessee.

It is expressly agreed that Grantees have the right of pre-payment of the said note for $1750.00 without any pre-payment penalty and with interest to be paid only to the date of such payment.

There is also conveyed by Grantors to Grantees the escrow account in connection with the said deed of trust which said account is held by First Federal Savings and Loan Association.

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 except by deed of trust aforesaid and by 1970 taxes which are assumed by Grantees. 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 $ 12,000.00 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:

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 28th day of September 19 70.

Felix H Treadway III — John Williams

Theresa R. Treadway — Frances Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carolyn H. Brock, a Notary Public in and for said County and State, the within named John Williams and wife, Frances Williams, Felix H. Treadway, III and wife, Theresa R. Treadway, 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 28th day of September, 19 70

Carolyn H. Brock
Notary Public at large for the State of Tennessee

Commission expires June 23, 1973

SEP 28 CONV 11,441.00
SEP 28 S'TAX A* 29.64
SEP 28 PR'FEE A* .50
SEP 28 W'DEED A* 1.50 * 31.64

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 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