Deed Tax Statement
To Lucian Minton
264 Morgan Rd.
Joelton, Tn. 37080

Willie E. Duke
Morgan Rd.
Joelton, Tenn. 37080

Map. 15
P/o Par. 40
CW

INSTALLMENT DEED

BOOK 4466 PAGE 666

FOR AND IN CONSIDERATION OF the sum of Twenty-Six Thousand, Three Hundred Twenty-Five and no/100 ($26,325.00)---------- DOLLARS

of which $ 5,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint Note of even date, herewith, in the amount of Twenty-One Thousand, Three Hundred Twenty-Five and no/100 Dollars ($21,325.00) being payable monthly, ~~payments to be credited~~ to interest at the rate of six and 1/2% (6½%) ~~and balance to principal~~ Said Note is payable to Willie E. Duke and wife, Lois Hazel Duke, in installments of One Hundred Fifty and no/100 Dollars ($150.00) monthly. to be credited to principal plus interest at the rate of six & one-half per cent (6½%) per annum.

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

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,

Willie E. Duke and wife, Lois Hazel Duke,

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

Lucian Minton and wife, Jo Ann Minton,

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

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Wayne S. Cooper, Sr., dated December 14, 1968, as follows:
BEGINNING at an iron pin in the center line of Morgan Road at the southwest corner of the property conveyed to James H. Granstaff, as Tract I, in the deed of record in Book 2039, page 171; thence with the center of said Road, South 66° 49' West 404.20 feet; thence leaving said Road North 31° 03' West 604.90 feet to an iron pin in a fence line; thence continuing North 15° 33' West 1026.20 feet to an iron pin in an old fence line; thence with the southerly line of the Wilkerson property, along an old fence, South 84° 22' East 948.80 feet to an iron pin; thence South 2° 38' West 1251.34 feet, partly along the west line of the Granstaff property as above shown, and also under Tract II, in said deed of record in Book 2039, page 171, to the point of beginning, containing 22.97 acres more or less.
BEING part of the property conveyed to Willie E. Duke and wife, Lois Hazel Duke, by deed from J. C. Garrett, Trustee, as of record in Book 2487, page 65, said Register's Office.

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 L. Kenneth Johnson 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 $ actual 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 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 25th day of January 19 69

Willie E. Duke
Willie E. Duke

Lucian Minton
Lucian Minton

Lois Hazel Duke
Lois Hazel Duke

Jo Ann Minton
Jo Ann Minton

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $26,325.00. Affiant Lucian Minton
Subscribed and sworn to before me this 15 day of Dec., 1976
Deputy Register

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 Willie E. Duke, Lois Hazel Duke, Lucian Minton & Jo Ann Minton, 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 Goodlettsville, Tenn., this 25th day of January, 1969.

Commission Expires 7-27-69.

Notary Public

STATE OF
County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared 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 } 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 on this the day of 19

My commission expires

Notary Public

DEC 15 CONV 26,325.00
DEC 15 MORT 21,325.00
DEC 15 ST TAX A* 68.38
DEC 15 ST TAX A* 19.30
DEC 15 PRFEE A* .50
DEC 15 DEED A* 3.00 * 91.18

INSTALLMENT DEED

FROM Willie E. Duke, et ux

TO Lucian Minton, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 15 day of DEC A.D. 1970 at 11:25 A.M.
Noted in Book Page
Recorded in Book Page
Recording Fee
IDENTIFICATION
DAVIDSON COUNTY, TENN.
County Register
By Dept. Reg.

A 99260

Furnished by
MADISON TITLE COMPANY
MADISON, TENN.
Representing
SOUTHERN TITLE INSURANCE COMPANY
and
THE TITLE INSURANCE CORPORATION OF PENNSYLVANIA