PARCEL NO. 3W-5530

FOR AND IN CONSIDERATION OF the sum of Twenty-thousand-three-hundred-and-fifty ($20,350.00) DOLLARS

of which $ 10,200.00 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, this day, executed its note payable to Nathan Doochin, Harry Doochin, Joe Doochin and Julius Doochin, in one equal installment payment of Ten-thousand-one-hundred-fifty ($10,150.00) Dollars. The said installment payment shall be due and payable January 12, 1972. Said installment payment shall bear interest at the rate of eight (8%) percent per annum.

Map 92-3
Par 325
pw

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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, Nathan Doochin, Harry Doochin, Joe Doochin and Julius Doochin

hereinafter called the grantees, have this day bargained and sold, and do hereby transfer and convey unto Meharry Medical College, Inc. its assigns and representatives

herein called grantees, ~~XXXXXXXXXXXX~~, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 in Ashcraft and Bowles Subdivision of Lot No. 16 in the Subdivision of Lot No. 11 in the Harding Lytle Tract, a plan of the division of said Harding Lytle Tract is of record in Book 21, page 102; a plan of said Subdivision of Lot No. 11 is of record in Book 21, page 136, and a plan of the Subdivision 16 is record in Book 57, page 88, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 6 fronts 40 feet on the north side of Morena Street and runs back between parallel lines 160 feet to an alley.

Being the same property vested in Nathan Doochin, Harry Doochin, Joe Doochin and Julius Doochin, as devisees under the will of Ben A. Doochin, deceased, as of record in Will Book 70, page 455, and by deed from Rose Doochin, a widow, as of record in Book 3345, page 365. R.O.D.C., Tennessee.

Said land is improved and known as 1912 Morena Street, Nashville, Tennessee.

Send all tax statements to Meharry Medical College, Inc., 1005 - 18th Avenue North, Nashville, Tennessee, 37208.

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 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 said lien, to us in hand paid by, the said grantees herein do hereby transfer and convey unto A.C.Walker

all the right, title and interest which we have in and to the said real estate hereinbefore described, with the tenements and hereditaments thereto belonging, for the purpose of securing said notes. 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 $10,150.00 with the notes herein secured being first payable to the loss, if any, and deliver the policy or policies to said trustee for the benefit of the holder and holders of said notes, as their 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 herein, 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 face, 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 insurance or keep said premises in repair, we fail to reimburse the Trustee, the lawful owner and holder of said notes for all sums, with interest as provided herein, said Trustee or lawful owner and holder of said notes, within sixty 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, all of said notes shall become due and payable at once, with all interest, and the said Trustee or his successor in trust, is hereby authorized, upon giving twenty days' notice by three publications in some newspaper, daily or weekly, published in Davidson County, Tennessee, to sell at public outcry at the front door of the Court House in said county to the highest bidder for cash, at public auction, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee is hereby authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale had hereunder. We further 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 lawful owner and holder of said notes, as herein provided, to enter and take possession thereof, the lawful owner shall be entitled to immediate possession of said property as against us and any person in possession claiming by, through or under us, and we hereby agree to surrender possession of said property to him peaceably and quietly, and in default thereof, we hereby agree that the lawful owner and holder of said notes may have the Sheriff of Davidson County, Tennessee, to put him in possession of said property, without further order from any court. We further agree that in the event of the foreclosure of this lien by the Trustee or deed for said property, in case of sale hereunder, the proceeds will be applied by the Trustee as follows:

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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 the grantors 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 13th day of January, 19 71

Nathan Doochin

Harry Doochin

Joe Doochin

This deed was prepared by:

Mose J. Davie, Attorney
1026 - 4th Avenue, North
Nashville, Tennessee 37219

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Joseph G. Williams, a Notary Public in and for said County and State, the within named Nathan Doochin, Harry Doochin, Joe Doochin & Julius Doochin, 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, Tenn. this 13th day of January, 1971

Commission Expires July 26, 1971

Notary Public

STATE OF Tennessee
Davidson County

Before me, A. C. Walker, a Notary Public within and for the State and County aforesaid, personally appeared Ralph H. Hines and John M. Sharp, with whom I am personally acquainted and who upon { their several oaths } acknowledged { themselves } to be the Vice-President and Treasurer respectively of the Meharry Medical College, Inc. the within named bargainor, a corporation, and that { they } as such Vice-President and Treasurer being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Vice-President and Treasurer as such, and attesting the same by the said Meharry Medical College, Inc. as such Vice-President & Treasurer

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 13th day of January, 1971

My commission expires 8-12-74

A. C. Walker
Notary Public

INSTALLMENT DEED

FROM
NATHAN DOOCHIN, et al

TO
MEHARRY MEDICAL COLLEGE, INC.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this ____ day of ____ A. D. 19__ at ____ o'clock ____ M., Noted in Book ____ Page ____ Recorded in Book ____ Page ____ Recording Fee $ ____ County Register By ____ Dept. Reg.

Published by
TENNESSEE TITLE COMPANY
Nashville, Tenn.
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

BOOK 4473 PAGE 373

I, hereby swear or affirm that the actual consideration or true value for this transfer whichever is greater, is $20,350.00.

Affiant A.C. Walker

Sworn to and subscribed before me this the 13TH day of JANUARY, 1971.

W.W. Williams
Deputy Register

B 0 1 7 7 4

IDENTIF. REFERENCE

JAN 13 1 54 PH '71

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 13	CONV	20,350.00			
JAN 13	MORT'G	10,150.00			
JAN 13	S'TAX		A*	52.78	
JAN 13	S'TAX		A*	8.10	
JAN 13	PR'FEE		A*	.50	
JAN 13	W'DEED		A*	4.50	* 65.88