This instrument was prepared by S. J. Boyd, Atty., Ashland City, Tenn.

Owners:
Mr. & Mrs. Thomas D. Davidson
7319 Tidwell Road
Nashville, Tennessee, 37209

Installment Deed

BOOK 4498 PAGE 799

FOR AND IN CONSIDERATION of the sum of Four Thousand One Hundred Seventy Five and No/100 ($4,175.00) *Dollars, of which* Two Hundred Thirty Five and No/100 *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Three Thousand Nine Hundred Forty and No/100 ($3,940.00) *Dollars,* Thomas D. Davidson and wife, Claudia Mai Davidson, *have executed* their note of even date herewith for Three Thousand Nine Hundred Forty and No/100 ($3,940.00) Dollars, payable to the order of Helen Joyce Strickland and Howard R. Strickland, payable $40.00 per month for ten years, the first installment due June 1, 1971, and one installment due and payable on the 1st. day of each consecutive month, until the entire note has matured. Each installment includes principal and 4% interest, to be applied first to payment of interest and balance to payment of principal, said note bearing four per cent interest from date, as above stated,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, Helen Joyce Strickland and husband, Howard R. Strickland, *have this day bargained and sold, and do hereby transfer and convey unto the said* Thomas D. Davidson and wife, Claudia Mai Davidson, and their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Located in the 8th, formerly the 12th. Civil District of said County, being part of Lot No. 6 on the Map of the Subdivision of the John D. Brown property, not of record and described as follows:

Beginning at a point in the south line of the Gower School lot in the north margin of a 15 foot roadway as established by deed of record in Book 1643, page 86, said point being the N. E. corner of the land conveyed to R. M. Hutcherson and wife, by deed of record in Book 2041, Page 513; thence along the south line of said school lot, along the north margin of said 15 foot roadway, N. 82° 06' E. 67 feet to a point; thence southerly 156 feet more or less to the line between Lots 6 and 7 of said Brown Sub-division; thence with the line between said lots, westerly 70 feet to the southeast corner of the Hutcherson lot above referred to; thence with Hutcherson's east line, N. 3½° W. 143¼ feet more or less, to the point of beginning.

And being the same property conveyed to Helen Joyce Strickland by deed from Gladys Anderson, R. C. Tidwell and wife, Bulah C. Tidwell, dated May 31, 1960, and recorded in Deed Book 3073, Page 287, Register's Office of Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4175.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

B. D. Baugh
Affiant

Subscribed and sworn to before me this the 22 day of Apr., 71.

Rebecca Stewart
NOTARY PUBLIC.

My Commission expires: 7-15-1975.

REBECCA STEWART NOTARY PUBLIC MONTANA COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Thomas D. Davidson and wife, Claudia Mai Davidson, and their *(successors), 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 taxes for 1971, which are assumed by the purchasers.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas D. Davidson and wife, Claudia Mai Davidson, and their *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Thomas D. Davidson and wife, Claudia Mai Davidson, *hereinafter referred to as trustors, hereby transfer and convey unto* Howard R. Strickland, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ 3,500.00, *or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

BOOK 1498 PAGE 801

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 30th *day of* April, *19* 71.

Helen Joyce Strickland

Howard A. Strickland

Thomas D. Davidson

Claudia Mai Davidson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } CHEATHAM

Personally appeared before me, B. J. Boyd, *a Notary Public in and for said County and State,* Thomas D. Davidson and wife, Claudia Mai Davidson, and Helen Joyce Strickland and husband, Howard A. Strickland,

the within named 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 Ashland City, *Tennessee, this* 30th *day of* April, *19* 71

B. J. Boyd *Notary Public*

Commission expires Jan. 15, 1975.

STATE OF.....

COUNTY OF.....

BOOK 4498 PAGE 802

Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....

.....

the within named 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.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

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 corporatoin by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

MAY-4-[illegible]	CONV	*4,175.00			
MAY-4-[illegible]	MORTG	*3,940.00			
MAY-4-[illegible]	S TAX		A*	10.92	
MAY-4-[illegible]	S TAX		A*	1.90	
MAY-4-[illegible]	PR FEE		A*	.50	
MAY-4-[illegible]	W DEED		A*	6.00	* 19.32

INSTALLMENT DEED

FROM

HELEN JOYCE STRICKLAND AND HUSBAND, HOWARD R. STRICKLAND

TO

THOMAS D. DAVIDSON AND WIFE, CLAUDIA MAI DAVIDSON

B 13425

IDENTIF. REFERENCE

MAY 4 11 58 AM '71

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

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE