This Instrument was Prepared by:
Phillip Saindon, of the Law Firm
Pedigo & Saindon, Stahlman Bldg.
Nashville, Tennessee

Installment Deed

BOOK 4516 PAGE 900

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dexter E. Renshaw	Owner	Map 15
(NAME:) 3669 S. W. 22nd Terrace	(NAME:)	Par. 128
(STREET ADDRESS OR ROUTE NUMBER) Miami, Florida	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---THREE THOUSAND NINE HUNDRED AND NO/100 ($3,900.00)---------- *Dollars, of which* ----------ONE THOUSAND NINE HUNDRED AND NO/100 ($1,900.00)---- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* TWO THOUSAND AND NO/100 ($2,000.00)-- *Dollars,*

Dexter E. Renshaw and wife, Ronna K. Renshaw *ha VE executed* an installment deed note in the principle amount of TWO THOUSAND AND NO/100 ($2,000.00)DOLLARS, payable to the order of Eleanor Lois Gibbons in 36 equal monthly payments of SIXTY-ONE AND 76/100 ($61.76)DOLLARS, each including interest at the rate of 7% per annum, first payment being due and payable July 25, 1971 and thereafter, on the same day of each succeeding month a like amount is due and payable until the entire amount both principal and interest has been paid in full,

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,

Eleanor Lois Gibbons

have this day bargained and sold, and do hereby transfer and convey unto the said

Dexter E. Renshaw and wife, Ronna K. Renshaw

their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 14th Civil District of Davidson County, Tennessee, described according to survey of Richard B. Omohundro, dated September 11, 1965, as follows:

Beginning at a point in the center of Intersection of Morgan Road and Wilkerson Road; thence continuing with the center line of Old Morgan Road as follows: south 81° west 124.4 feet; north 61° 30' west 198 feet; north 44° west 165 feet and north 49° west 4.8 feet (said Morgan Road has been relocated by a new road and the last mentioned calls cross said new road on either side); thence leaving said road crossing the New Morgan Road south 37° 2' west 262 feet; thence south 54° east 498 feet to a point in the center of Wilkerson Road; thence with the center of said Wilkerson Road as follows: north 39° 30' east 101.6 feet; north 32° 17' east 83.4 feet and north 20° 47' east 167.9 feet to the point of beginning, containing 2.96 acres, more or less.

Being the same property conveyed to Eleanor Lois Gibbons by deed from Beverly H. Binkley of record in Book 4284, page 669, Register's Office for Davidson County, Tennessee, and by deed of record in Book 4179, page 203, R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,900.00

Affiant

Subscribed and sworn to before me, this the 14th day of June 19 71

My commission expires: 5/7/74 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said

Dexter E. Renshaw and wife, Ronna K. Renshaw

their ~~successors~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Dexter E. Renshaw and wife, Ronna K. Renshaw, 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,

for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said

Dexter E. Renshaw and wife, Ronna K. Renshaw

hereinafter referred to as trustors, hereby transfer and convey unto Phillip Saindon *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 $, 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.

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 collectible 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: 10.00 ✱ 14.64

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 Registers 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.

Witness my hand this twenty-eighth *day of* June, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kathy Pinkoff

Linda Lyons

X Dexter E. Renshaw

X Ronna K. Renshaw

Eleanor Lois Gibbons

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ [redacted]

Personally appeared before me, [redacted], *a Notary Public in and for said County and State,* ~~Eleanor Lois Gibbons and~~ Dexter E. Renshaw and wife, Ronna K. Renshaw

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 ~~Nashville~~ [redacted] *this* 28th *day of* June, *19* 71

Linda Lyons
Notary Public

Commission expires NOTARY PUBLIC, STATE of ~~FLORIDA at LARGE~~
MY COMMISSION EXPIRES OCT. 11, 1974
BONDED THROUGH FRED W. DIESTELHORST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hellie T. Weems, a Notary Public in and for said County and State, Eleanor Lois Gibbons, the within named Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 1971.

Commission expires 5-7-74

Hellie T. Weems
Notary Public

Notary Public

Commission expires

OAKES AND SMITH REALTY CO., INC.

INSTALLMENT DEED

FROM

ELEANOR LOIS GIBBONS

TO

DEXTER E. RENSHAW, ET UX

821521

IDENTIF. REFERENCE

JUL 6 8 56 AM '71

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON