This Instrument was Prepared by:
Counsel of The Law Firm Installment Deed
Reding & Sandon, Stahlman Bldg.
Nashville, Tennessee 37201

BOOK 4521 PAGE 568

MAIL TAX NOTICES AND TAX BILLS TO (NAME)	SEND TAX BILLS TO (NAME)	MAP, PARCEL NUMBERS
Carl Staton	Lane	Map 97
1305-A Fern Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 77
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	5

FOR AND IN CONSIDERATION of the sum of THIRTY THREE THOUSAND AND NO/100 ($33,000.00)---------- *Dollars,*

of which -- --------NINE THOUSAND FIVE HUNDRED SEVENTY AND NO/100------- ($9,570.00)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder ---TWENTY THREE THOUSAND FOUR HUNDRED THIRTY AND NO/100 ($23,430.00)---------- *Dollars,*

Carl Staton and wife, Ealen F. Staton

have executed

an installment deed note in the principal amount of TWENTY THREE THOUSAND FOUR HUNDRED THIRTY AND NO/100 ($23,430.00)DOLLARS, payable to the order of Raymond D. Lane and wife, Audrey Juanita Lane and Robert H. Gibson and wife, Dorothy Brady Gibson, said note being payable in 16 annual installments the first 15 installments beingin the principal amount of $1464.38,plus interest at the rate of 7% per annum and the last installment being in the principal amount of $1464.30, plus interest as set out above. First installment being due one year from even date and thereafter on the same date of each succeeding year a like amount is due and payable until the entire amount both principal and interest has been paid in full. Said note may be paid in full at anytime without penalty.

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, Raymond D. Lane and wife, Audrey Juanita Lane and Robert H. Gibson and wife, Dorothy Brady Gibson

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

Carl Staton and wife, Ealen F. Staton

their (~~heirs~~), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2, 3, 4, 5, 6, 7 and 8, partition of lands of Abner Cowgill, deceased, of record in Minute Book Q, page 301 Circuit Court for Davidson County , Tennessee, and being described according to a survey by Richard B. Omohundra, Engineer license No. 4575, November 25, 1967.

Beginning at a point in the southerly margin of Central Pike at an iron pin by post, the common corner of the lands of C. B. Howse and the lands of James Nelson Way; thence with the southerly margin of said pike 252.4 feet in a northeasterly direction to an iron pin in saidmargin by a post; thence south 9° 14' east 81.6 feet to an iron post in concrete; thence south 7° 06' west 151.2 feet to a post; thence south 84° 03' east 8.6 feet to a post; thence south 0° 11' west 56.7 feet to a steel post in concrete thence north 76° 59' west 27.6 feet to a corner post; thence south 4° 25' west 824.2 feet with a fence, the westerly line of the lands of W. L. Hall, to an iron pin by post; thence north 85° 55' west 1069.7 feet with the northerly line of Robert O. Eakes and a fence; to an iron pin by a post; thence north 6° 05' east 455.2 feet with a fence to an iron pin at the

CONTINUED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33000.00

Subscribed and sworn to before me, this the 16 day of July 71

Affiant

My commission expires: 5/23/73 (Affix Seal)

Notary Public

southwest corner of the Evans Cemetary; thence with a fence along the southern line of said cemetary south 85° 54' east 322.3 feet to an iron pin, the southeasterly corner of said cemetary; thence with the easterly line of said cemetary and a fence north 3° 59' east 99.1 feet to an iron pin by post, the northeasterly corner of said cemetary; thence with the northerly line of said cemetary and a fence north 85° 43' west 320.1 feet to its northwesterly corner and iron pin past the fence intersection; thence north 6° 05' east 242.7 feet to an ironpin by post at the southwesterly corner of lands of Anna Bell H. Murray; thence with her southerly line and a fence south 86° 40' east 808.3 feet to an iron pin by post, the southeasterly corner of the lands of C. B. Howse; thence with the easterly line of said C. B. Howse north 4° 03' east 231.5 feet to the point of beginning and containing 20.44 acres more or less.

Being the same property conveyed to Raymond D. Lane and wife, Audrey Juanita Lane and Robert H. Gibson and wife, Dorothy Brady Gibson by deed from James Nelson Way and wife, Gladys Catherine Way of record in Book 4236, page 56, Register's Office for Davidson County, Tennessee.

JUL 20	CONV	33,000.00			
JUL 20	MORT'G	23,430.00			
JUL 20	S'TAX		A*	85.80	
JUL 20	S'TAX		A*	21.40	
JUL 20	PR'FEE		A*	.50	
JUL 20	W'DEED		A*	6.00	* 113.70

unimproved ( )
This is 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 Carl Staton and wife, Ealen F. Staton *their* ~~XXXX~~ *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Carl Staton and wife, Ealen F. Staton, their ~~XXXXXXXX~~s), *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 Carl Staton and wife, Ealen F. Staton *hereinafter referred to as trustors, hereby transfer and convey unto* Dewey W. Pedigo, *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.

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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 16 day of July, 19 71

B 2 3 5 4 8

IDENTIF. REFERENCE

JUL 20 9 55 AM '71

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Raymond D. Lane

Audrey Juanita Lane

Robert H. Gibson

Dorothy Brady Gibson

Carl Staton

Ealen F Staton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, Raymond D. Lane and wife, Audrey Juanita Lane, Robert H. Gibson and wife, Dorothy Brady Gibson and Carl Staton and wife, Ealen F. Staton 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 Tennessee, this 16 day of July, 19 71

Notary Public

Commission expires 1/23/77