DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 4550 PAGE 466

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
LILLIAN M. NEWSOM

TO
ROBERT WILLIAM THURMAN, JR.
ET UX VIKKI L. THURMAN

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Robert William Thurman, Jr. and wife, Mrs. Vikki L. Thurman	Same / Nashville Mortgage & Realty Co. (NAME)	Map 160-4 Pgc. 61 Lot
(STREET ADDRESS OR ROUTE NUMBER) 401 Eatherly Drive	210 Stahlman Building (STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Nov 4 10 01 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B3660 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 21,500.00 Robert W. Thurman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 71

Douglas M. Castleman
Notary Public

MY COMMISSION EXPIRES: Nov. 4, 1973

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of TWENTY ONE THOUSAND FIVE HUNDRED AND NO/100 ($21,500.00) DOLLARS

of which $ 1,054.85 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees assume and agree to pay the balance of an indebtedness owing to Nashville Mortgage and Realty Company in the amount of $15,445.15, secured by a Deed of Trust to Edward W. Lee, Jr., Trustee, of record in Book 3593, page 55, R.O.D.C., Tennessee, and in addition, have executed a vendor's lien note payable to grantor in an amount of $4,500.00, together with interest on the unpaid balance at the rate of six per cent (6%) per annum, all of said principal and interest to be due and payable on October 31, 1976,

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 expresaly retained on the land herein conveyed,

Lillian M. Newsom

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

Robert William Thurman, Jr. and wife Vikki L. Thurman

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

Being Lot No. 1119 on the Plan of Brentwood Hall, Section XI, as of record in Book 2331, page 134, Register's Office for said County, and more fully described as follows: Beginning at a point in the southerly margin of Eatherly Drive, being the common corner of Lots Nos. 1118 and 1119; thence easterly along the margin of said Drive 150.2 feet to a concrete monu ment, the beginning of a curve; thence around said curve in a southeasterly direction 41.5 feet to a concrete monument in the westerly margin of Stallworth Drive; thence along said Drive southerly 151.3 feet to an iron pin; being the common corner of Lots Nos. 1119 and 1120; thence westerly with the line between said lots, 125 feet to a point, being the common corner of Lots Nos. 1118 and 1119; thence northerly along the line between said lots 149.3 feet to the point of beginning.
BEING the same property conveyed to Thomas M. Decker and wife Lillian M. Decker by deed from William Dean Collins and wife Marilyn H. Collins, of record in Book 3572, page 219, Register's Office for Davidson County, Tennessee, the said Thomas M. Decker having since died and the said Lillian M. Decker having since married, her name now being Lillian M. Newsom.

This is unimproved ( ) improved (X) property, known as 401 Eatherly Drive, Nashville, Tennessee 37220
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Vaden Lackey, Jr., 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 $ 20,000.00 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 31st day of October 19 71

Lillian M. Newsom
Lillian M. Newsom

Robert William Thurman, Jr.
Robert William Thurman, Jr.

Vikki L. Thurman
Vikki L. Thurman

Grantor — Grantees

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Douglas M. Grisham, a Notary Public in and for said County and State, the within named Lillian M. Newsom

the 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 31st day of October, 19 71

Douglas M. Grisham, Notary Public.

Commission expires Nov. 4, 1973

NOV-4- CONV 21,500.00
NOV-4- MORTG *4,500.00
NOV-4- STAX A* 55.50
NOV-4- STAX A* 2.50
NOV-4- RECFEE A* .50
NOV-4- MTGFEE A* 4.00 * 62.90

STATE OF TENNESSEE,
Davidson County.

Personally appeared before me, Douglas M. Grisham, a Notary Public in and for said County and state, the within named Robert William Thurman, Jr. and wife Vikki L. Thurman,

the bargainors, 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 31st day of October, 19 71

Douglas M. Grisham, Notary Public.

Commission Expires Nov. 4, 1973