Prepared by: Frank S. King, Jr., Attorney
733 Stahlman Building
Nashville, Tennessee 37201

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myers E. Brown and wife (NAME:)	Same (NAME:)	4D-38920
500 Keaton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	34-00-36
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of ----------

Forty Thousand and No/100 ---------- ($40,000.00) ---------- *Dollars,*

of which ----------

Five Thousand and No/100 ------- ($5,000.00) ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder ----------

Thirty-Five Thousand and No/100 ---------- ($35,000.00) ---------- *Dollars,*

Myers E. Brown and wife, Rebecca R. Brown, have *executed* one note of even date in the principal sum of $35,000.00 payable in annual installments of $3,500.00 each plus 6% interest from and after January 1, 1972, on the unpaid balance, the first installment plus interest on the unpaid balance being due and payable on or before the 1st day of January, 1973, and thereafter a like annual sum plus interest on the 1st day of January of each and every year until said indebtedness plus interest is paid in full. It is agreed that the Grantees may pay the entire unpaid balance at any time 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, Mary Elizabeth Smith, a widow

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

Myers E. Brown and wife, Rebecca R. Brown, their *(successors), heirs and assigns,*

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

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Harvey Gee, Surveyor, dated June 21, 1950, as follows:

Beginning at an iron pin in the center line of Hadley Avenue 340 feet southeast from the corner of Tracts Nos. 10 and 11 of Nashville Industrial Corporation Subdivision, not of record; thence south 63° 14' west 1702.4 feet to an iron pin; thence south 86° 11' west 828 feet to an iron pin on the bank of Cumberland River, and continuing in said course south 86° 11' west 196 feet to the low water mark of the Cumberland River; thence southwardly down said River 684 feet, more or less, to the low water mark thereof at the corner of Tracts Nos. 11 and 12, of said unrecorded subdivision; thence with the line between said tracts north 70° 50' east 219 feet to the bank of Cumberland River and continuing with the line of said course, a distance of 2980.5 feet, more or less, to an iron pin in the center line of Hadley Avenue; thence with the center line of same, north 47° 43' west 763.5 feet to the beginning, containing 39.2 acres, more or less.

** CONTINUED ON REVERSE SIDE **

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this the 3rd day of November 1971

Affiant

My commission expires: 2-26-75 (Affix Seal)

Notary Public

[redacted]

Excluded therefrom is that part of land conveyed to Robert Edward Smith and wife, by deed from William Robert Smith and wife, of record in Book 3708, page 225, Register's Office for said County.

Being property devised to Mary Elizabeth Smith under the will of William Robert Smith, deceased, of record in Will Book 85, page 286, Office of the Probate Court of Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as ____ Swinging Bridge Road, Old Hickory, Tennessee
(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 Myers E. Brown and wife, Rebecca R. Brown, 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* Grantees, 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 Myers E. Brown and wife, Rebecca R. Brown, *hereinafter referred to as trustors, hereby transfer and convey unto* Frank S. King, Jr., *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 trust 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 3rd *day of* November, *19* 71

Mary Elizabeth Smith

Myers E. Brown

Rebecca R. Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ruby T. Harris, *a Notary Public in and for said County and State,* Mary Elizabeth Smith, a widow, and Myers E. Brown and wife, Rebecca R. Brown,

*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 Old Hickory, Tennessee, *this* 3rd *day of* November, *19*71.

Ruby T. Harris *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Feb. 26, 1975

STATE OF.....
COUNTY OF.....

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 corporation by .....*self as*.....

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

.....*Notary Public*

Commission expires.....

INSTALLMENT DEED

FROM

MARY ELIZABETH SMITH, a widow

TO

MYERS E. BROWN ET UX

B 3 6 7 9 0

IDENTIF. REFERENCE

Nov 4 3 25 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-4 71	CONV	40,000.00			
NOV-4 71	MORT'G	35,000.00			
NOV-4 71	S'TAX		A*	104.00	
NOV-4 71	S'TAX		A*	33.00	
NOV-4 71	PR'FEE		A*	.50	
NOV-4 71	W'DEED		A*	8.00	* 145.50

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE