This Form furnished by Attorneys Title Co.

FROM

R. L. FREEMAN, TRUSTEE

TO

MARK PARRISH and wife

Prepared by John G. Doak, Attorney
2525 Lebanon Road, Nashville,
Tennessee 37214

BOOK 4560 PAGE 424

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Mark Parrish and wife (NAME)	SAME (NAME)	Map 96-13
2904 Windemere Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 154
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (ZIP)	Pal

mail to

B 4 1 0 5 0

T IDENTIF. REFERENCE

Dec 10 3 08 PM '71 (FOR REGISTER'S USE)

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 175,000.00 Mark B. Parrish
affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF December 70.

Hazel M. Mong
Notary Public

MY COMMISSION EXPIRES: Dec. 9, 1972

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 ($175,000.00)----------

of which $ 20,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and the remainder the said grantees have executed an installment deed note of even date payable to the order of R. L. Freeman, Trustee in 10 successive annual installments; Thirteen Thousand ($13,000.00) Dollars principal each year for 5 years on the 31st day of December of each year plus interest at the rate of seven and one-half percent (7½%) per annum on the outstanding balances and then Eighteen Thousand ($18,000.00) Dollars principal on the 31st day of December of each year for the next 5 years together with like interest.

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 expressly retained on the land herein conveyed,

R. L. FREEMAN TRUSTEE with full powers

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

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

SEE NEXT PAGE FOR DESCRIPTION

DEC 10 71	CONV	90,000.00		
DEC 10 71	CONV	85,000.00		
DEC 10 71	MORT'G	90,000.00		
DEC 10 71	MORT'G	65,000.00		
DEC 10 71	S'TAX		A* 455.00	
DEC 10 71	S'TAX		A* 153.00	
DEC 10 71	PR'FEE		A* .50	
DEC 10 71	W'DEED		A* 6.00	* 614.50

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

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

Beginning at an iron pin on the westerly right-of-way of Donelson Pike, said point being 82.60 feet north from the P.C. of a curve, said point also being approximately 300 feet north from the centerline of New Elm Hill Pike; thence from the point of beginning and leaving said right-of-way S87°08'W, 150.00 feet to an iron pin; thence S10°20'W, 190.00 feet to an iron pin; thence N73°38'W, 105.96 feet to an iron pin; thence with a curve to the right having a radius of 914.93 feet, and in a northwesterly direction 384.00 feet to an iron pin in a fence; thence with said fence S4°59'W, 96.27 feet to an iron pin; thence leaving said fence and with a curve to the right having a radius of 994.93 feet and in a general northwesterly direction, 332.88 feet to an iron pin; thence N33°37'W, 187.92 feet to an iron pin; thence with a curve to the left having a radius of 914.95 feet and in a general northwesterly direction 224.50 feet to an iron pin in a fence on the easterly side of a road; thence with said road and fence N7°55'E, 95.20 feet to an iron pin; thence N1°47'E, 40.01 feet to an iron pin on the southerly right-of-way of Elm Hill Pike; thence with said right-of-way the following: S78°48'E, 298.03 feet to an iron pin; thence S79°33'E, 249.26 feet to an iron pipe; thence S77°19'E, 271.37 feet to an iron pin; thence S67°37'E, 124.12 feet to an iron pin; thence leaving said right-of-way S3°25'E, 169.80 feet to an iron pin; thence N86°46'E, 150.00 feet to an iron pin on the westerly right-of-way of Donelson Pike; thence with said right-of-way S3°25'E, 252.40 feet to the point of beginning and containing 11.59 acres more or less.

Being part of the same property conveyed to R. L. Freeman, Trustee with full power to sell, Transfer, convey, mortgage or encumber without the joinder of any beneficiary by deed from Residential Investments, Inc. of record in Book 4354 Page 241, Register's Office for said County and all of the property conveyed to R. L. Freeman with full power to sell, transfer, convey, mortgage or encumber without joinder of any beneficiary by deed from Gilbert Rader and wife Elaine M. Rader of record in Book 3460 Page 370 said Register's Office.

TO HAVE AND TO HOLD the same unto the said grantees, their heirs and assigns forever, to the said grantees, their heirs and assigns, have a good right to convey it, and that the same is unencumbered except for a 1st mortgage which R. L. Freeman, Trustee will continue to pay

We further covenant with the said grantees, their heirs and assigns, that we will 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 securing the payment of said loan, principal and interest, and considering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantors herein do hereby transfer and convey unto John G. Doak Trustee, his successors and assigns, the following described real estate hereinafter called, with the improvements thereon, and appurtenances thereto belonging, for the purposes aforesaid, only. We, the said grantors do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insurable amount Insured in some reliable fire insurance company or companies for at least the sum of $ until the notes herein secured are fully paid, and to have the loss, if any, made payable on the face or policies first to the payment 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 agree and treat the sum or sums so expended as part of the indebtedness secured thereby, the same to bear interest from the date of such payment. Now, if we, the said grantors, 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 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 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 hand, this the 31st day of December 1970

R. L. Freeman, Trustee — Mark A. Parrish

R. L. FREEMAN, TRUSTEE — MARK PARRISH

Jeanne D. Parrish

JEANNE D. PARRISH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. L. Freeman, Trustee, Mark Parrish and wife Jeanne D. Parrish

the 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 31st day of December, 1970

Hazel M. May, Notary Public

Commission expires Dec. 9, 1972

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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 .....