Prepared by Edward C. White,
5203 Charlotte Avenue, & mail
Nashville, Tennessee 37209.

Installment Deed

BOOK 4566 PAGE 98

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael L. Sullivan Et Ux	Michael L. Sullivan Et Ux	Map 77
(NAME)	(NAME)	
Cub Creek Road	Cub Creek Road	P/O Par 2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-two Thousand, Five Hundred and no cents, ($22,500.00) *Dollars,*

of which Fourteen Hundred and no cents ($1,400.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twenty-one Thousand, One Hundred and no/cents, ($21,100.00) *Dollars,*

Michael L. Sullivan and wife, Susan A. Sullivan *have executed*

an installment deed note in the principal sum of $21,100.00 made payable to Charles L. Sullivan at the rate of $100.00 per month beginning February 1, 1972 and on the first day of each month thereafter until paid in full. The note will bear no interest.

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, Charles L. Sullivan

have this day bargained and sold, and do hereby transfer and convey unto the said Michael L. Sullivan and wife, Susan A. Sullivan, their *(successors), heirs and assigns,*

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

A parcel of land in the 8th Civil District of Davidson County, Tennessee northerly and near the Cub Creek Road, being the south westerly portion of a tract of record in Book 3499, page 298, R.O.D.C., Tennessee.

Surveyed October 31, 1966 by S. H. Hutchison as follows:

Beginning at an oak stump, now a stone pile in the depression, the original beginning of the Zollie Crabtree lane; thence north 29 degrees east 4.54 poles to a stone pile, the red oak pointer; thence north 64 degrees east 42.4 poles to a white oak tree; thence north 50 degrees east 8.5 poles to a black oak tree; thence north 48 degrees east 18.2 poles to a white oak tree; thence north 37 degrees east 26 poles to a stone pile, hickory and sassafras pointers; thence a new line as follows:

South 47 degrees east 19 poles to a stake, two oak pointers on north side of a fence; south 26 degrees west 28.3 poles to a dogwood; south 23 degrees 15' west 16.35 poles to a stake with a hickory pointer; south 46 degrees east 47.5 poles to a stake in the Howard Moore line, black gum pointer; thence south 64 degrees west crossing over a 15' right of way leading to and from this land and the Cub Creek Road at 26.5 poles, in all 58.2 poles to a stone by a fence post; thence south 82 degrees west 25.45 poles to a

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500

Subscribed and sworn to before me, this the 5 day of January 1972

Affiant

My commission expires: 4-26-75

Notary Public

to a large white oak; thence north 55 degrees west with Murphy's fence 20 poles to a stake by an old road, black oak pointer, thence north 3 degrees west 6.7 poles to a stake in a stone pile, small pointers; thence north 37 degrees west 21.2 poles to a stake, hickory pointer, sourwood down; thence north 11 degrees west 19 poles to point of beginning. Containing 41.25 acres, being the same more or less.

Being the same property conveyed to Charles L. Sullivan Et Ux by deed from Zollie C. Crabtree and wife, Maggie L. Crabtree of record in Book 4127, pages 140-143, R.O.D.C., Tennessee.

This is unimproved ( ) improved ( ) property, known as Cub Creek Road, Nashville, 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 Michael L. Sullivan and wife, Susan A. Sullivan, their *(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* Michael L. Sullivan and wife, Susan A. Sullivan *(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 Michael L. Sullivan and wife, Susan A. Sullivan *hereinafter referred to as trustors, hereby transfer and convey unto* Edward C. White, *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 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 4 day of January, 19 72

Charles L. Sullivan

Merkel L. Sullivan

Susan A. Sullivan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward C. White *a Notary Public in and for said County and State,* Charles L. Sullivan, Merkel L. Sullivan and Susan A. Sullivan

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 Nashville *Tennessee, this* 4 *day of* January, *19* 72

EDWARD C. WHITE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Edward C. White *Notary Public*

Commission expires 8-14-1974

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.....

JAN-5 72	CONV	22,500.00				
JAN-5 72	MORT'G	21,100.00				
JAN-5 72	S'TAX		A*	58.50		
JAN-5 72	S'TAX		A*	19.10		
JAN-5 72	PW FEE		A*	.50		
JAN-5 72	W DEED		A*	8.00	*	86.10

INSTALLMENT DEED

FROM

TO

B 43449

IDENTIF. REFERENCE

JAN 5 10 05 AM '72

FELIX Z. ANDERSON 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