This instrument prepared by A. Braden Floyd, Jr., Attorney At Law
Ira Adams Same 5333 Charlotte Ave., Nash., Tenn. 37209
Same
Same 3910 Glen Echo Ln. Map 104-14-14

Nashville, Tenn.
INSTALLMENT DEED

BOOK 4575 PAGE 920 Map 104-14-15

For and in Consideration of the sum of $77,567.42 7 lda 20910
7 lda 20913
Seventy-Seven Thousand Five Hundred Sixty-Seven and 42/100 ---------- Dollars,

of which Six Thousand Dollars,

has been paid in cash by Ira Adams

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

Seventy-One Thousand Five Hundred Sixty-Seven and 42/100 ---------- Dollars,

the said Ira Adams and wife, Martha S. Adams ha

assumbed and agreed to pay the unpaid balance of a mortgage to Southern Federal Savings & Loan Association, in the original, principal amount of $96,000.00, of record in Book 4156, page 586, Register's Office for said County, and further has executed 3 notes totaling the principal amount of $9,000.00 with interest at the rate of 8½% per annum due on or before one, two or three years from date, payable to Walter B. Williams.
This conveyance is made in Trust to secure the payment of said note, principal and interest, and any extensions or renewals thereof and noted given in payment of interest, and all attorneys' fees, court costs and expenses of whatever kind, incident to the collection of said indebtedness and the enforcement and protection of the lien of this conveyance.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained

on the land herein conveyed, Gerald D. Williams and wife, Linda Sue Williams

have this day bargained and sold, and do hereby transfer and convey unto the said
Ira Adams and wife, Martha S. Adams heirs and assigns,

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

TRACT NO. I:
LAND in Davidson County, Tennessee, being the northerly 55 feet more or less of the south 105 feet more or less of Lot No. 1 on the Map of Bransford Realty Co.'s Subdivision of the Edgar Jones Quarry Lots in Sharondale Subdivision, as of record in Book 421, page 55, R.O.D.C., Tennessee.
BEGINNING at a point in the east margin of Compton Road, 50 feet north of the common corner of Lots 1 and 2, being the northwest corner of part of said lot that was conveyed to William Walker Ballard and wife, by deed of record in Book 2884, page 171, said Register's Office; thence with Ballard's North line easterly 195 feet more or less to the westerly right of way line of the Tennessee Central Railroad; thence with said right of way line, north 31 3/4 deg. west 75 feet to the southeast corner of the property conveyed to Sidney L. Rodgers and wife, by deed of record in Book 2901, page 503, said Register's Office, thence with Roger's southerly line, westerly 150 feet more or less to the easterly margin of Comption Road; thence with the margin of the same, southerly 59 feet more or less to the point of beginning.

TRACT NO. II:
LAND in Davidson County, Tennessee, bing the south 50 feet of Lot No. 1 on the Map of Bransford Realty Co.'s Subdivision of the Edgar Jones Quarry Lot in Sharondale Subdivision, of record in Book 421, page 55, Register's Office for Davidson County, Tennessee.
SAID part of said lot fronts 50 feet on the east side of Compton Road and runs back between lines, 195 feet more or less on the north line and 229 feet on the south line to the west right-of-way line of the Tennessee Central Railroad on which it measures 50 feet, more or less.
BEING the same property conveyed to Gerald D. Williams and wife, Linda Sue Williams by deed from Walter B. Williams and wife, Margie L. Williams of record in Book 4156, page 550, Register's Office for said County.
Included in the description but specifically excluded is that portion of the property conveyed to the State of Tenn. of record in Bk. 4276, page 159, R.O.D.C., Tennessee.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Ira Adams and wife, Martha S. Adams heirs and assigns forever we covenant that weare 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 Ira Adams and wife, Martha S. Adams 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 Ira Adams and wife, Martha S. Adams

do hereby transfer and convey unto Walter B. Williams, 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 Ira Adams and wife, Martha S. Adams

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 $ 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 interst 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 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 Ira Adams and wife, Martha S. Adams 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; 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 trust 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 Ira Adams and wife, Martha S. Adams 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 Walter B. Williams, Trustee, shall be vested in said successor.

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 Gerald D. Williams and wife, Linda Sue Williams and Ira Adams and wife, Martha S. Adams

hereunto set our hands at Nashville, Tennessee, this the 27th day of October 19 70

Gerald D. Williams

Linda Sue Williams

Ira Adams

Martha S. Adams

B 4818 84

T IDENTIF. REFERENCE

FEB 11 11 57 AM '72

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $79,567.42. Affiant

Subscribed and sworn to before me this 11th day of Feb. 1972

Deputy Register

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Howard T Williams, a Notary Public in and for said County and State, the within named Gerald D. Williams and Linda Sue Williams Ira Adams and wife, Martha S. Adams

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 27th day of October, 19 70

Howard T Williams, Notary Public

Commission Expires 2/12/74

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF

FEB 11 72	CONV	County.	79,567.42		
FEB 11 72	MORT'G		*9,000.00		
FEB 11 72	S'TAX			A*	201.76
FEB 11 72	S'TAX			A*	7.00
FEB 11 72	PR'FEE			A*	.50
FEB 11 72	W'DEED			A*	6.00 * 215.26

Personally appeared before me, , a Notary Public in and for said County and State, the within named,

the 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