BOOK 4604 PAGE 459

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

EWING VALLEY, INC.

TO

ROBERT F. LANCE AND WIFE,
LYDE ELLA LANCE

For draftsman's use

This instrument was prepared by:

Mr. Graham B. Boyce
Attorney at Law
515 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Lance (NAME)	SAME (NAME)	Map 59
2704 12th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 63
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

MAY 25 2 42 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B6084 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$120,000.00 Robert F. Lance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 1972.

Claudia S. Nelson
Notary Public

MY COMMISSION EXPIRES: 12/22/73

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of One Hundred Twenty Thousand ($120,000.00) DOLLARS

of which $ 40,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed a promissory note of even date payable to the order of Ewing Valley, Inc. in the principal amount of $80,000.00 to be repaid on or before 90 days from date at no interest.

MAY25 72	CONV	90,000.00		
MAY25 72	CONV	30,000.00		
MAY25 72	MORT'G	80,000.00		
MAY25 72	S'TAX		A* 312.00	
MAY25 72	S'TAX		A* 78.00	
MAY25 72	DEED		A* .50	
MAY25 72	Ewing Valley, Inc.		A* 4.00	* 394.50

and providing for payment of attorney's fee, if same is expressly retained on the land hereby conveyed, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Robert F. Lance and wife, Lyde Ella Lance

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

Being Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 34, 35, 36, 37, 38, 39, 40, 41, and 42 on the Plan of Ewing Valley, Section I, as of record in Book 4300, page 167, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ewing Valley, Inc. by deed from Fred W. Hahn and John M. Hahn, Trustees of record in Book 4576, page 240, said Register's Office.

It is expressly agreed that the grantor will release the lien on any 10 of the above described lots at the request of the grantee with no additional payment. It is further agreed that the grantor will release the lien on any one of the remaining 20 lots upon the payment of $4,000.00 per lot.

This is unimproved ( ) improved ( ) property, known as _____ (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 seised 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 Graham B. Boyce 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 $_____ 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, the officers of Ewing Valley, Inc. have caused this instrument to be executed this the 25 day of May, 1972.

ATTEST:

EWING VALLEY, INC.

Frank W. Jones

Fred W. Hahn

FRANK W. JONES, SECRETARY

BY: FRED W. HAHN, PRESIDENT

Robert F. Lance

ROBERT F. LANCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Lyde Ella Lance

LYDE ELLA LANCE

Personally appeared before me, ... , a Notary Public in and for said County and State, the within named Robert F. Lance and wife, Lyde Ella Lance

the bargainor...., 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 ..... Tennessee, this 22nd day of May, 1972

Claudette Jackson, Notary Public.

Commission expires 12/12/73

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Graham B Boyce, a Notary Public of the State and County aforesaid, personally appeared Fred W. Hahn and Frank W. Jones with whom I am personally acquainted, and who, upon oath, acknowledged theirself to be President and Secretary of the Ewing Valley, Inc. the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by their self as President and Secretary

Witness my hand and seal, at office in Nashville, Tenn. this 25 day of May, 1972

Graham B Boyce, Notary Public.

Commission expires Nov 28, 1973