INSTALLMENT DEED

For and in Consideration of the sum of Fourteen Thousand Five Hundred and No/100 - - - - ($14,500.00) - Dollars, of which Two Thousand and No/100 - - - ($2,000.00) - - - - - - - - - Dollars, has been paid in cash by James K. Becker and wife, Joyce S. Becker, the receipt of which is hereby acknowledged, and for the remainder Twelve Thousand Five Hundred and No/100 - - - ($12,500.00) - - - - - - - - - - Dollars, the said James K. Becker and wife, Joyce S. Becker have executed their promissory note dated May 31, 1972, payable to the order of Charles S. Britton and wife, Elizabeth Jones Britton, in the said principal amount of Twelve Thousand Five Hundred Dollars ($12,500.00) said note bearing interest at the rate of seven and one-half percent (7 1/2%) per annum, and being payable in one hundred eighty (180) monthly installments of One Hundred Fifteen and 88/100 Dollars ($115.88) each, each installment including principal and interest, the first installment being due on June 30, 1972, and thereafter an installment falling due on the 30 day of each succeeding month until all of said installments have been paid, the last installment for the said sum of One Hundred Fifteen and 88/100 Dollars ($115.88) being due on June 30, 1987,

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, Charles S. Britton and wife, Elizabeth Jones Britton,

have this day bargained and sold, and do hereby transfer and convey unto the said James K. Becker and wife, Joyce S. Becker, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot number 140 in the plan of the Inglewood Place, as of record in Book 332, page 101, in the Register's Office of said county. Said part of Lot number 140 fronts 100 feet on the southerly side of Howard Avenue and runs back between parallel lines, 205 feet to a dead line, being the western side of said lot, and adjoining Lot number 139 on said plan on the west, the balance of said lot on the east side fronting 14½ feet on Howard Avenue and running back between parallel lines with the westerly margin of Katherine Street 205 feet to a dead line, being reserved for the purpose of widening Katherine Street or the proposed Boulevard to be extended through this subdivision, and

Being the same real property conveyed to Plummer F. Moore and wife, Alma Mitchell Moore, from Mrs. Ella Whitsett, et al, by instrument of record in Book 1260, page 209, Register's Office for Davidson County, Tennessee, the said Plummer F. Moore having since died; and also being the property conveyed to Charles S. Britton and wife, Elizabeth Jones Britton, from Alma Mitchell Moore by deed dated March 30, 1965, and recorded in Book 3877, page 115, of the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, know as 1140 Howard Avenue, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said James K. Becker and wife, Joyce S. Becker, their 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, except for the 1972 taxes which have been prorated and which are assumed by the grantees. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James K. Becker and wife, Joyce S. Becker, 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 James K. Becker and wife, Joyce S. Becker

do hereby transfer and convey unto Wayne Epperly, 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 James K. Becker and wife, Joyce S. Becker,

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 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 James K. Becker and wife, Joyce S. Becker, 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 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 James K. Becker and wife, Joyce S. Becker, their 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 Wayne Epperly, 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 Charles S. Britton and wife, Elizabeth Jones Britton and James K. Becker and wife, Joyce S. Becker hereunto set our hands at Nashville, Tennessee, this the 31 day of May 19 72

Charles S. Britton

Elizabeth Jones Britton

James K. Becker X

Joyce S. Becker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wallace R. Cornett, a Notary Public in and for said County and State, the within named Charles S. Britton and Elizabeth Jones Britton,

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 31st day of May, 19 72

Commission Expires My Commission Expires April 24, 1976

Notary Public.

STATE OF Tennessee
Davidson County.

Personally appeared before me, Wallace R. Cornett, a Notary Public in and for said County and State, the within named Joyce S. Becker,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 19 72

Commission Expires My Commission Expires April 24, 1976

Notary Public.

DOMINION OF CANADA §
PROVICE OF QUEBEC §
District of Abitibi §

BOOK 4606 PAGE 676

Personally appeared before me, ARMAND GILBERT
(Name of person taking this acknowledgmen

(a) (the) Notary + Lawyer (Notary Public)
(title of officer taking this acknowledgment)

the within named James K. Becker, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Val d'Or, Quebec, Canada, this 19th day of May, 1972.

Armand Gilbert, Notary
(Name of person taking acknowledgment)

JUN-2 72	CONV	14,500.00			
JUN-2 72	NOR'G	12,500.00			
JUN-2 72 S'TAX			A*	37.70	
JUN-2 72 S'TAX			A*	10.50	
JUN-2 72 PR'FEE			A*	.50	
JUN-2 72	W'DEED		A*	8.00	* 56.70

INSTALLMENT DEED

FROM
Charles S. Britton and wife,
Elizabeth Jones Britton

TO
James K. Becker and wife,
Joyce S. Becker

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 6 1 7 8 3

IDENTIF. REFERENCE

JUN 2 12 02 PM '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FOLEY CO., NASHVILLE

M. N. Yeuell Co
508 Yeuell Bldg
Atlanta, Ga.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Becker et ux	James K. Becker et ux	Map 72-3
(NAME) 1140 Howard Avenue	(NAME) 1140 Howard Avenue	Par. 189
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216	(STREET ADDRESS) Nashville, Tenn. 37216	Fld.Book 15D 10020
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Claude Callicott
Callicott, Marshall & Havron
Attorneys at Law
513 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 14,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 1972

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)