INSTALLMENT DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester Hammond (NAME:)	Same (NAME:)	145-9
1421 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 64
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of FOURTEEN THOUSAND ($14,000.00) DOLLARS

of which $ 500.00 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 an Installment Deed Note of even date herewith in the principal sum of $13,500, bearing interest at the rate stated therein, principal and interest payments as stated therein, with said Installment Deed Note being due and payable on the first day of September, 1977, the terms and conditions of said Installment Deed Note being incorporated herein by reference.

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

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,

CARL D. STOREY, SR. and wife, JULIA LYLE STOREY

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

LESTER L. HAMMOND and wife, ELIZABETH D. HAMMOND

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

BEGINNING at a point in the southerly margin of Otter Creek Road at an iron pin which is the northwest corner of Tract No. 3 and which is approximately 3,014.2 feet from Granny White Pike; thence South 4° 15' East 265.18 feet to a spike; thence South 22° 1' West 100 feet to a spike; thence North 76° 31' West 161 feet to a spike; thence North 47° 20' West 148.8 feet to an iron pin on the southwesterly margin of Otter Creek Road; thence with said road in a northeasterly direction around a curve 360 feet to the point of beginning and containing 1.52 acres more or less, or 66,400 square feet more or less. Being part of the property conveyed to CARL D. STOREY and wife, JULIA L. STOREY by deed from Fletcher L. Williams and wife, of record in Book 1286, page 403, Register's Office for said County.

(See reverse of deed for exceptions to title*)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 8 day of September 1972

Affiant

My commission expires: Feb. 12, 1975 (Affix Seal)

Notary Public

This is improved ( ) ~~unimproved~~ (X) property, known as 1421 Otter Creek Rd., Nashville, Tenn. 37215 (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 seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as shown on reverse of deed.

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 Ervin M. Entrekin, 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 $ Insurable value of improvements 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:

This instrument prepared by: A. HARRISON JOHNSON, JR. 210 Parkway Towers Nashville, Tenn. 37219

*This conveyance is subject to: (a) Taxes for 1972, which have been assumed by grantees. (b) In the deed from Carl D. Storey and wife, to Carl D. Storey, Jr., and wife, of record in Book 2275, page 301, Register's Office there is an easement created for the purposes of securing water from a well, which is more particularly described in a deed ofcorrection of record in Book 2282, page 611, and also set forth in a deed of record in Book 3879, page 865, Register's Office.

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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, we, the said grantors and grantees, have hereunto set our hands this the 8 day of September 19 72.

Carl D. Storey, Sr.

Lester L. Hammond

Julia Lyle Storey

Elizabeth D. Hammond

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, A. H. Johnson, Jr., *a Notary Public in and for said County and State,* CARL D. STOREY, SR. and wife, JULIA LYLE STOREY, and LESTER L. HAMMOND AND WIFE, ELIZABETH D. HAMMOND *the within named 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* 9th *day of* SEPTEMBER, 1972.

A. H. Johnson Jr. *Notary Public*

Commission expires FEB. 12, 1975

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 .....

SEP 20 72 CONV 14,000.00
SEP 20 72 MORT'G 13,500.00
SEP 20 72 S TAX A* 36.40
SEP 20 72 S TAX A* 11.50
SEP 20 72 PR FEE A* .50
SEP 20 72 W DEED A* 4.00 * 52.40

Mail E. Stephen Johnson 4 Holland Cliff Dr. Nashville, Tenn. 37221

INSTALLMENT DEED

FROM Carl D. Storey, Sr. et us

TO Lester L. Hammond et ux

B 7 6 5 6 4

IDENTIF. REFERENCE

SEP 20 8 32 AM '72

FELIX Z. WILSON 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