INSTALLMENT DEED

For and in Consideration of the sum of One Thousand Two Hundred and 00/100 ($1, 200.00 One Thousand Two Hundred and 00/100 ($1, 200.00) Dollars, of which Two Hundred and - - - - - - - - - - - - - - - - - - ($200.00) Dollars, has been paid in cash by Eugene Taylor and Myralene Wilson the receipt of which is hereby acknowledged, and for the remainder of $1, 000.00 One Thousand and - 00/100 Dollars, the said Eugene Taylor and Myralene Wilson have executed an installment deed note of even date herewith in the principal sum of One Thousand and 00/100 ($1, 000.00) Dollars payable in 12 monthly installments as follows: payable to Charles U. Coggin Jr. and Robert M. Coggin, the first of such installments in the amount of $50.00 on the 5th day of November, 1972 and thereafter a like installment of $50.00 on the 5th day of each succeeding month, the last installment for the sum of $510.00 being due on the 5th day of October, 1973. Said installments include interest at the rate of six per centum (6%) per annum.

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, We, Charles U. Coggin Jr. and Robert M. Coggin

have this day bargained and sold, and do hereby transfer and convey unto the said Eugene Taylor and Myralene Wilson their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of East Madison Addition, not of record, described as follows:

Said Lot No. 50 fronts 50 feet more or less on the East side of Kinsey Blvd. and extends back 150 feet on the North line and 140 feet on the South line to a dead line measuring 50 feet thereon.

Being part of the same property conveyed to Nawakwa Hills Estates Inc., by deed from Hugh Freeman and wife, Katie B. Freeman, of record in Book 794, page 247, Register's Office for Davidson County, Tennessee, the said Nawakwa Hills Estates Inc. having surrendered it's Charter on the 30th day of June, 1942 and the land herein conveyed reverting to Charles U. Coggin Sr. the sole owner of said Corporation and the said Charles U. Coggin Sr. having since died leaving as his only heirs at law the said Charles U. Coggin Jr. and Robert M. Coggin.

This is unimproved (X) improved ( ) property, know as Parcel 36 on Property Map 52-3 and Lot No. 50 Kinsey Blvd. (House Number) (Street) P. O. Address: Madison, Tennessee 37115 (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 Eugene Taylor and Myralene Wilson, 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.

we further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said Eugene Taylor and Myralene Wilson, 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 Eugene Taylor and Myralene Wilson

do hereby transfer and convey unto Herman D. Bradley, 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 Eugene Taylor and Myralene Wilson

~~do hereby agree to keep all buildings now or to be hereafter erected on said property insured in some reliable fire insurance company or companies for at least the sum of $ xxxxxxxxxxxxxxxx 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 owner and holder of said notes, as his interest may appear.~~

~~for the agree to keep the improvements on said property in good repair and preservation~~ agree 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 Eugene Taylor and Myralene Wilson 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; if 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 Eugene Taylor and Myralene Wilson 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 Herman D. Bradley, 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 U. Coggin Jr. and Robert M. Coggin and Eugene Taylor and Myralene Wilson hereunto set our hands at Nashville, Tennessee, this the 3rd day of Oct 1972

Chas U. Coggin, Jr.
Robert M Coggin
Eugene Taylor
Myralene Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Charles U. Coggin Jr., Robert M. Coggin and Eugene Taylor and Myralene Wilson

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 3rd day of OCTOBER, 1972

Paul G Blankenship, Notary Public

Commission Expires August 15, 1976

STATE OF _____
_____ County.

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, , a Notary Public of the State and

County aforesaid, personally appeared ,

with whom I 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 .

(over for additional acknowledgements)

OCT-3'72	CONV	*1,200.00				
OCT-3'72 S'TAX			A*	3.12		
OCT-3'72 PB'FEE			A*	.50		
OCT-3'72	W'DEED		A*	8.00	*	11.62

INSTALLMENT DEED

FROM
Nawakwa Hills Estates, Inc.

TO
Eugene Taylor and Myralene Wilson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 78405

IDENTIF. REFERENCE

OCT 3 12 09 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FOLLETT CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene Taylor Et Al (NAME)	Eugene Taylor Et Al (NAME)	52-3
Mail to P.O. Box 234 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 234 (STREET ADDRESS)	Parcel 36
MADISON TENN 37115 (CITY) (STATE) (P. O. ZIP)	MADISON TENN 37115 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Paul G. Blankenship, Attorney
3311 Gallatin Road
Nashville, Tennessee 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$1200.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 1972

Notary Public

MY COMMISSION EXPIRES: August 15, 1976

(AFFIX SEAL)