BOOK 4678 PAGE 646 Installment Deed

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
213 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mike Wiley Company, Inc., a Tennessee corporation	Mike Wiley Company, Inc., a Tennessee corporation	Map 106-12
Wilhagan Road	310 Wilhagan Road	Parcel 24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37217	Nashville, Tennessee 37217	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND NO/100---------- ($60,000.00) *Dollars,*

of which FIVE THOUSAND AND NO/100---------- ($5,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder FIFTY FIVE THOUSAND AND NO/100 ($55,000.00) *Dollars,*

MIKE WILEY COMPANY, INC., a Tennessee corporation, *has executed*

its promissory note of even date herewith in the amount of $55,000.00 payable to W. L. Hagan in equal monthly installments of $667.31 each, said payments to include interest at 8% per annum on the unpaid balance, for a period of ten (10) years, with the first payment commencing on the first day of March, 1973, and continuing thereafter until paid in full,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, W. L. Hagan and wife, Viola Hagan

have this day bargained and sold, and do hereby transfer and convey unto the said Mike Wiley Company, Inc., a Tennessee corporation, its *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: Being Lot 17 shown on the Plan of Murfreesboro Road Industrial Subdivision, Section Five, of record in Book 4595, page 124, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a concrete monument in the westerly margin of Wilhagan Drive, being the common corner of said Lot 17 and of Lot 18 in Section Four of said Subdivision; thence along the common line between said lots N. 64 deg. 25' W. 216.01 feet; thence N. 23 deg. 12' E. 42.25 feet; thence N. 25 deg. 51' E. 250.05 feet; thence N. 19 deg. 56' E. 62.32 feet to a point in the southerly margin of a roadway marked "Future Development"; thence along said roadway S. 51 deg. 59' E. 235.33 feet to a point at the beginning of a curve; thence around said curve having a radius of 25 feet south - easterly 39.27 feet to a point in the westerly margin of said Wilhagan Drive; thence along said margin southerly 275.0 feet to the point of beginning.

Being part of the property conveyed to Horace T. (H.T.) Hagan by deeds from N. F. Hobson et ux, of record in Book 256, page 346, Register's Office for Davidson County, Tennessee; from E. L. Hagan et ux, of record

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 1st day of February 1973

Affiant

My commission expires: 5/11/76 (Affix Seal)

Notary Public

in Book 318, page 552; and from Bettie Hagan, of record in Book 417, page 119, R.O.D.C., Tennessee; the said Horace T. (H.T.) Hagan having since died intestate, survived by W. L. Hagan as his only heir at law.

This conveyance is made subject to an owner's certificate, 30-foot minimum building setback line from Wilhagan Drive and Road entitled "Future Development", 20 foot sanitary sewer easement across rear portion and middle of lot, minimum first floor elevation of 427.5 M.S.L., and 10 foot public utility easement in rear, all as shown on the plan of record in Book 4595, page 124, Register's Officefor Davidson County, Tennessee, and restrictive covenants of record in Book 4678, Page 644, said Register's Office.

unimproved (X)
This is improved ( ) property, known as ..... Wilhagan Drive, Nashville, Tennessee .....
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mike Wiley Company, Inc., its ..... *(successors), 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* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mike Wiley Company, Inc., its ..... *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Mike Wiley Company, Inc. ..... *hereinafter referred to as trustors, hereby transfer and convey unto* Vaden Lackey, Jr. ....., *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $....., or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 trust may be required, the lawful owner and holder of said indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 1st *day of* February, 19 73

W. L. Hagan
W. L. Hagan

Viola Hagan
Viola Hagan

MIKE WILEY COMPANY, INC.

By: Robert H. Whitaker
Robert H. Whitaker, President

ATTEST:

By: A. E. Perrenoud
A. E. Perrenoud, Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Era May Stanley, *a Notary Public in and for said County and State,* W. L. Hagan and wife Viola Hagan, *the within named 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 *Tennessee, this* 1st *day of* February, *19* 73

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Era May Stanley *Notary Public*

Commission expires October 26, 1973.

STATE OF.....

COUNTY OF.....

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Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named 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

Before me, Sue Ellen Burgess, *a Notary Public of the State and County aforesaid, personally appeared* Robert H. Whitaker and A. E. Perrenoud, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves ~~xx~~ *to be* President and Secretary, respectively, *of the* Mike Wiley Company, Inc., a Tennessee corporation, *the within named bargainor, a corporation, and that* ~~t hy~~ *as such* President and Secretary, respectively *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ~~xxxxhimxx~~themselves as President and Secretary, respectively.

Witness my hand and seal, at office in Nashville, Tennessee,
this 1st *day of* February, *19*.....73

.....*Notary Public*

Commission expires 5/1/76

INSTALLMENT DEED

FROM

W. L. HAGAN ET UX

TO

MIKE WILEY COMPANY, INC.

393716

IDENTIF. REFERENCE

FEB 5 2 05 PM '73

DAVIDSON COUNTY, TENN.

FEB-53 73	CONV	60,000.00			
FEB-53 73	MORT'G	55,000.00			
FEB-53 73	S'TAX		A*	156.00	
FEB-53 73	S'TAX		A*	53.00	
FEB-53 73	PR'FEE		A*	.50	
FEB-53 73	W'DEED		A*	8.00	* 217.50

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE