INSTALLMENT DEED

For and in Consideration of the sum of $15,200.00

Fifteen Thousand Two Hundred and No/100 Dollars,

of which $333.00 Three Hundred Thirty-Three and No/100 Dollars,

has been paid in cash by Ralph V. Turnmire, Jr. and wife, Viola A. Turnmire

the receipt of which is hereby acknowledged, and for the remainder $14,867.00

Fourteen Thousand Eight Hundred Sixty-Seven and No/100 Dollars,

the said Ralph V. Turnmire, Jr. and wife, Viola A. Turnmire have executed their 1 installment deed note in the principal sum of $14,867.00 payable to the order of S. K. Grayson and wife, Frances E. Grayson in equal monthly installments of $130.96 each including principal and interest, interest being at the rate of 8.40% per annum. The first monthly installment shall fall due on the 10th day of December 1972 and like sum shall be payable on the 10th day of each succeeding month until fully paid, both principal and interest. In addition to principal and interest grantees or their assigns will be obligated to pay into an escrow fund to grantors or their assigns a sum equal to 1/12 of the yearly realty taxes and 1/12 of the hazard insurance premiums. This conveyance is made subject to a Deed of Trust to Miller Kimbrough, Trustee of record in Book 2384, page 165, R. O. D. C. Tennessee which is not assumed by the grantees and which the grantors agree to pay in accordance to terms thereof. The grantors subordinate the lien secured by this installment deed to the indebtedness herein above referred to. Grantees agree to pay a late charge of 5% for payments paid after due date.

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, S. K. Grayson and wife, Frances E. Grayson

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have this day bargained and sold, and do hereby transfer and convey unto the said

Ralph V. Turnmire, Jr. and wife, Viola A. Turnmire, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee, being Lot 378 on the Plan of Clover Hill Section 7, of record in Book 2133, page 92, Register's Office for said County.

Said Lot 378 fronts 75 feet on the south side of Dunmore Drive and runs back 211.7 feet on the west line and 208.5 feet on the east line to a dead line which is a broken line on which it measures 70 feet.

Being the same property conveyed to S. K. Grayson and wife, Frances E. Grayson by deed from Bobby L. Alexander and wife, Loretta D. Alexander, of record in Book 3762, page 75, Register's Office for Davidson County, Tennessee

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

This is unimproved ( ) improved (X) property, know as 2915 Dunmore Drive Nashville, Tennessee 37214
(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 Ralph J. Turnmire, Jr. and wife, Viola A. Turnmire 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said Ralph J. Turnmire and wife, Viola A. Turnmire 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, _____, the said Ralph J. Trunmire, Jr. and wife, Viola A. Turnmire

do hereby transfer and convey unto E. A. Carney, 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 Ralph J. Turnmire, Jr. and wife, Viola A. Turnmire 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 $ Ins. Int. 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 Ralph J. Turnmire, Jr. and wife, Viola A. Turnmire 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 Ralph J. Turnmire, Jr. and Viola A. Turnmire 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 E. A. Carney, 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 Ralph T. Turnmire, Jr. and wife, Viola A. Turnmire and S. K. Grayson and wife, Frances E. Grayson hereunto set our hands at Nashville, Tennessee, this the 10th day of November 1972

S. K. Grayson

S. K. Grayson

Frances E. Grayson

Frances E. Grayson

Ralph T. Turnmire, Jr.

Ralph T. Turnmire, Jr.

Viola A. Turnmire

Viola A. Turnmire

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named S. K. Grayson, Frances E. Grayson, Ralph T. Turnmire, Jr. and Viola A. Turnmire

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 10 day of November, 1972

Commission Expires 1-25-73

James A. Carney, Notary Public.

JAMES A. CARNEY NOTARY PUBLIC DAVIDSON COUNTY

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)

FEB21'73	CONV	15,200.00			
FEB21'73	MORT'G	14,867.00			
FEB21'73	S'TAX		A*	39.52	
FEB21'73	S'TAX		A*	12.90	
FEB21'73	PR'FEE		A*	.50	
FEB21'73	W'DEED		A*	8.00	* 60.92

INSTALLMENT DEED

FROM

S. K. Grayson et ux

TO

Ralph J. Turnmire, Jr. et ux

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

B 95466

IDENTIF. REFERENCE

FEB 21 1 11 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

YOKLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph ". Turnmire,Jr. et ux	Kimbrough-Kavanaugh & Associates	Map 96-10
(NAME)	(NAME)	
2915 Dunmore Drive	404 James Robertson Parkway	Par 223
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	3D 59412
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

File → J.A. Carney Atty
Stahlman Bldg
Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,200.00 Stephen Grammas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF November, 1972

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 1-29-73

(AFFIX SEAL)