BOOK 4683 PAGE 578

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Fred P. Williams and wife,
Violet G. Williams

TO

Brent Hurd and Ivan C. Freeman

Please Mail Deed To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

For draftsman's use

Prepared By:
John G. Doak, Attorney
2525 Lebanon Road
Nashville, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Hurd et al (NAME)	Brent Hurd (NAME)	95-9
Same (STREET ADDRESS OR ROUTE NUMBER)	2517 Lebanon Rd. (STREET ADDRESS)	19 Pt
(CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37214 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 26 10 05 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B9603 2

Rush mail

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 12,000.00 Karen Pearl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 19 73

Helen L. Landrum
Notary Public

MY COMMISSION EXPIRES: August 9 1975

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of
TWELVE THOUSAND AND NO/100's-($12,000.00)---------- DOLLARS

of which $ 1,000.00 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 payable to the order of Fred P. Williams and wife, Violet P. Williams in the principal amount of Eleven Thousand ($11,000.00) Dollars; payable in eleven (11) successive equal annual installments of $1,000.00 each on the principal plus interest at the rate of Seven Percent (7%) per annum on the unpaid balance. The first such payment of principal and interest due one (1) year from the date hereof.

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,

Fred P. Williams and wife, Violet G. Williams

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

Brent Hurd and Ivan C. Freeman

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

(See Attached Sheet)

FEB26	CONV	12,000.00			
FEB26	MORT'G	11,000.00			
FEB26	S'TAX		A*	31.20	
FEB26	S'TAX		A*	9.00	
FEB26	P&FEE		A*	.50	
FEB26	WDEED		A*	6.00	* 46.70

Please Mail Deed To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

This is unimproved (X) improved ( ) property, known as Parcel "A" of Foxwood, Third Civil District, Davidson Co.
(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.

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 John G. Doak, Trustee 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 $full insurable value, 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:

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 22nd day of February 19 73.

Brent Hurd — Fred P. Williams

Ivan C Freeman — Violet G Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred P. Williams and wife, Violet G. Williams and Brent Hurd and Ivan C. Freeman

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 22nd day of February, 1973.

Helen L. Sanders, Notary Public

Commission expires 11 August 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 .....

DESCRIPTION

LAND in the Third Civil District of Davidson County, Tennessee, designated as Parcel "A" of Foxwood, as of record in Book 2900, page 24, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Gann Drive, a distance of 36.87 feet from the soutnwesterly terminal of Gann Drive on the above mentioned plat; thence South 9° 30' east a distance of 466.60 feet to a point; thence south 87° 53' east a distance of 513.7 feet to a point; thence in a northerly direction along the westerly side of Lot 3 a distance of 40.8 feet; thence in a northwesterly direction along the southerly margin of Lot No. 4 a distance of 196.1 feet to a point; thence in a northerly direction along the westerly margin of Lots Nos. 4 and 5 a distance of 91.7 feet to a point; thence in a northwesterly direction along the southerly margin of Lot No. 13 a distance of 225.0 feet to a point in the easterly margin of Foxwood Lane; thence in the same direction a distance of 25 feet to a point; thence in a southerly direction a distance of 66.24 feet to a point; thence in a westerly direction a distance of 25 feet to a point; thence in an arc in a northwesterly direction a distance of 36.61 feet to a point; thence in a northwesterly direction along Gann Drive on the southerly margin a distance of 64.68 feet to a point; thence in a northwesterly direction still along the southerly margin of Gann Drive, a distance of 136.18 feet to the point of origin.

BEING the same property conveyed to Fred P. Williams and wife, Violet G. Williams, by deed from Tom F. Jones and wife, Ruth J. Jones, of record in Book 3179, page 338, Register's Office for Davidson County, Tennessee.

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214