INSTALLMENT DEED

For and in Consideration of the sum of Eighteen Thousand and No/100 ($18,000.00) Dollars, of which Seven Thousand and No/100 ($7,000.00) Dollars, has been paid in cash by Eldrege Milton Haley and Willie Mae Haley the receipt of which is hereby acknowledged, and for the remainder in the amount of Eleven Thousand and No/100 ($11,000.00) Dollars, the said Eldrege Milton Haley and Willie Mae Haley have executed their joint promissory note, of even date herewith, payable to Elizabeth Young Meadows and A.J.Meadows, Jr., jointly, in said principal amount of $11,000.00, payable in equal monthly installments of Eighty-Eight and 62/100($88.62) Dollars each, including principal and interest at the rate of Seven and one-half (7½%) per centum per annum, with said monthly installments to begin on the 15th. day of March, 1973, and a like amount to be due on the same day of each succeeding month thereafter for 239 months, or until paid in full, and to secure the payment of said note, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, ~~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,~~

I, ELIZABETH YOUNG MEADOWS, a widow,

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

ELDREGE MILTON HALEY and wife, WILLIE MAE HALEY, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 9 on the map of Maynor Place, as of record in Book 843, Page 24, Register's Office for said County.

Said Lot No. 9 fronts 60 feet on the southerly side of Maynor Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property to August James Meadows, Sr. and wife, Elizabeth Young Meadows, by deed from Lizzie Mae Kern, unmarried, of record in Book 3969, Page 417, said Register's Office. The said August James Meadows, having since died.

Taxes for the year of 1973 have been pro-rated and are assumed by the grantees herein.

FEB26P	CONV	18,000.00			
FEB26P	MORT'G	11,000.00			
FEB26PS'TAX			A*	46.80	
FEB26PS'TAX			A*	9.00	
FEB26PPR'FEE			A*	.50	
FEB26P	W'DEED		A*	8.00 *	64.30

This is ( ) unimproved (X) improved property, know as 1020 (House Number) Maynor Avenue (Street), Nashville, Tenn. 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 Eldrege Milton Haley and wife, Willie Mae Haley, their heirs and assigns forever. I do covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Eldrege Milton Haley and wife, Willie Mae Haley, 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 Eldrege Milton Haley and wife, Willie Mae Haley

do hereby transfer and convey unto F. Spiller Campbell, Jr., 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 Eldrege Milton Haley and Willie Mae Haley

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 $11,000.00 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 do 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 Eldrege Milton Haley and Willie Mae Haley 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; or 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 Eldrege Milton Haley and Willie Mae Haley, their 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 F. Spiller Campbell, Jr., 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 Elizabeth Young Meadows, Eldrege Milton Haley and Willie Mae Haley have hereunto set our hands at Nashville, Tennessee, this the 15th day of Feb. 1973

Elizabeth Young Meadows
Willie Mae Haley
Eldrege Milton Haley.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth H Dore, a Notary Public in and for said County and State, the within named Elizabeth Young Meadows, Eldrege Milton Haley, and Willie Mae Haley

the bargainor, 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 15th day of February, 1973

Elizabeth H Dore, Notary Public.

Commission Expires November 29, 1975

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 }

BOOK 4683 PAGE 682

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)

INSTALLMENT DEED

FROM Elizabeth Young Meadows, a widow

TO Eldrege Milton Haley et ux

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

B 96086

IDENTIF. REFERENCE

FEB 26 11 37 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Eldrege Milton Haley (NAME)	Mr. & Mrs. Eldrege Milton Haley (NAME)	Map 72-6
1020 Maynor Ave., (STREET ADDRESS OR ROUTE NUMBER)	1020 Maynor Avenue. (STREET ADDRESS)	parce. 66
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37216 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
F. Spiller Campbell, Jr., Atty.
704 Florence Ave.,
Madison, Tenn. 37115

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,000.00 Eldrege Milton Haley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 73

Notary Public

MY COMMISSION EXPIRES: June 29 1975

(AFFIX SEAL)