Installment Deed

BOOK 4684 PAGE 437

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray C. Pulley	Same	
NAME: Pulley Road (Rt#1	NAME:	121
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37214	(STREET ADDRESS)	61
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pcl

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND AND NO/100---------- ----------($40,000.00)----------*Dollars,*

of which ELEVEN THOUSAND SIX HUNDRED AND NO/100---------- ----------($11,600.00)----------*Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* TWENTY-EIGHT THOUSAND FOUR HUNDRED AND NO/100--------($28,400.00)----------*Dollars,*

Ray C. Pulley and wife, Lillian Annette Pulley, have executed an installment deed note in the principal amount of $28,400.00 payable to the order of Curtis R. Taylor and wife, Hannah Taylor, in 13 annual installments as follows: On March 1, 1974, the sum of $2000.00, plus interest at the rate of 6% per annum on the unpaid balance, and thereafter on the same day of each succeeding year a like amount on the principal sum, plus interest as set out above, except that the annual installment due and payable on March 1, 1976, shall be $4400.00 plus interest at the rate of 6% per annum on the unpaid balance.

THIS INSTRUMENT WAS PREPARED BY Dewey W. Pedigo OF THE LAW FIRM PEDIGO & SAINDON, STAHLMAN BLDG., NASHVILLE, TENNESSEE

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,

Curtis R. Taylor and wife, Hannah Taylor

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

Ray C. Pulley and wife, Lillian Annette Pulley

their (HEIRS), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land lying and being in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee and being parts of Lots Nos. 3, 4 and 5 on the Map of the A. Nulsen's Farm on Stones River Pike, of record in Book 332, page 158, of the Register's Office for said County, and described as follows:

Beginning at a point in the center line of Stones River Pike or Couchville Pike, the southeast corner of a tract of 18.57 acres that was conveyed to J. R. Smith by deed of record in Book 472, page 305, said Register's Office; thence with Smith's easterly line, north 3½° east 105.8 poles more or less to the south line of what was formerly Wagoner's property; thence along what was Wagoner's south line, south 87° east 46.23 poles more or less to the northwest corner of a tract that was conveyed to Luther Campbell by deed of record in Book 416, page 476, said Register's Office; thence with Campbell's west line south 3½° west 99.8 poles to the center line of said Stones River or Couchville Pike; thence with the center line of the same, north 73° west 2 poles to a point; thence south

CONTINUED:..

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me, this the 26 day of February 1973

Notary Public

My commission expires: 11-4-74

(Affix Seal)

80 3/4° west 23.51 poles to a point, and west 23.21 poles more or less to the point of beginning, containing 30 acres, more or less.

Being part of the property conveyed to Curtis R. Taylor and wife, Hannah Taylor by deed from Fred S. Gentry and wife, Inies C. Gentry of record in Book 2398, page 257, Register's Office for Davidson County, Tennessee.

Included in the above described property but expressly excluded therefrom is the two parcels of property containing 3.0 acres and 1.2 acres heretofore conveyed to Trustees of the Pleasant Hill Church of Christ by deeds of record in Book 3901, page 157 and Book 4684, page 348, Register's Office for Davidson County, Tennessee.

FEB28	CONV	40,000.00			
FEB28	MORTG	28,400.00			
FEB28	S'TAX		A*	104.00	
FEB28	S'TAX		A*	26.40	
FEB28	PNFEE		A*	.50	
FEB28	WDEED		A*	6.00	* 136.90

This is { } unimproved { } improved property, known as _____ (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 Ray C. Pulley and wife, Lillian Annette Pulley their (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,* except 1973 taxes which have been pro-rated and assumed by the grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ray C. Pulley and wife, Lillian Annette Pulley, their (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 Ray C. Pulley and wife, Lillian Annette Pulley *hereinafter referred to as trustors, hereby transfer and convey unto* Dewey A. Pedigo, *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