ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willie Lee Brooks, (NAME:)	To owner at (NAME:)	63-8
600 Hadley Bend Blvd. (STREET ADDRESS OR ROUTE NUMBER)	opposite address (STREET ADDRESS)	7/11
Old Hickory, 37138, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Eight Thousand Five Hundred ($8,500.00) *Dollars, of which* Five Hundred ($500.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* of Eight Thousand ($8,000.00) *Dollars,* the vendees, Willie Lee Brooks and wife, Pamela Jean Brooks *have executed* their promissory note of even date herewith payable to the order of Robert A. Green, in said principal amount of $8,000.00 with interest at the rate of 7 per cent per annum from date, same being payable in installments of $71.91 each month after date, said payments include principal and interest and to be credited first to interest and the remainder in reduction of the principal

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, I, Robert A. Green

have this day bargained and sold, and do hereby transfer and convey unto the said Willie Lee Brooks and wife, Pamela Jean Brooks, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 1 described according to a boundary survey of Lots Nos. 1 through 10, and part of Lot No. 11 of Block Q on the Map of Hadley Bend City Subdivision of record in Book 421, page 120, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the westerly side of Hadley Bend Boulevard and runs back between parallel lines 150 feet to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Robert A. Green by deed from J.M. Grissim, Trustee of record in book 4656, page 64 said Register's Office.

For the consideration aforesaid, Mary Regan Green the wife of Robert A. Green joins in this conveyance and transfers and releases to the vendees all marital and homestead rights which she might have in and to said property.

Robert A. Green reserves an easement for ingress and egress across the northwesterly rear corner of the above described lot, said easement being a triangle shaped right angle with the vertical and horizontal measurements of said angle being 20 feet each.

This instrument was drawn by E.T. Hollins Jr., 903 Stahlman Bldg., Nashville, Tennessee.

The vendor agrees to fix or repair the roof on the back porch and back storm door.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater for this transfer is $8,500.00.

Willie Lee Brooks
Willie Lee Brooks

Subscribed and sworn to before me, this the 28th day of February 1973.

Spence Talley
Notary Public

My comm. expires: April 26 1976

Said note secured by this instrument is payable by the first day of each month commencing with the first day of April 1973 and at such place in Davidson County, Tennessee, as the holder or holders may direct.

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

This is unimproved ( ) improved (X) property, known as 600 Hadley Bend Boulevard, Old Hickory, Tenn. (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 Willie LeenBrooks and wife, Pamela Jean Brooks, their *(successors), heirs and assigns forever.* I *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.*, except for 1973 taxes which have been pro-rated and are assumed by the vendees.

I *further covenant and bind* myself, my heirs and representatives, *to warrant and forever defend the title to said real estate to said* Willie Lee Brooks and wife, Pamela Jean Brooks, 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 Willie Lee Brooks and wife, Pamela Jean Brooks *hereinafter referred to as trustors, hereby transfer and convey unto* James C. Pickett, *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 allowed, and 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 trusts 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 27 *day of* February *19* 73

Mary Regan Green
Mary Regan Green

Robert A. Green
Robert A. Green

Willie Lee Brooks
Willie Lee Brooks

Pamela Jean Brooks
Pamela Jean Brooks

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David P. Warren *, a Notary Public in and for said County and State,* Robert A. Green and wife, Mary Regan Green, two of *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 office in Davidson County, *Tennessee, this* 1st *day of* February *, 19* 73.

David P. Warren
Notary Public

My commission expires Nov. 8, 1975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4685 PAGE 762

Personally appeared before me, ... *a Notary Public in and for said County and State,* Willie Lee Brooks and wife, Pamela Jean Brooks ..... two ..... *the within named 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 office in Davidson County, Tennessee *this* 27th *day of* February, *19* 73.

Commission expires April 26, 1976 Speane Talley *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Speane Talley *County aforesaid, personally appeared* Willie Brooks Pamela J Brooks *a Notary Public of the State and with whom I am personally acquainted, and who, upon oath, acknowledged* they *self to be* sound mind ..... *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 corporatoin by* self as .....

Witness my hand and seal, at office in Nashville, Tenn. *this* 27th *day of* February, *19* 73

Commission expires April 26, 1976 Speane Talley *Notary Public*

INSTALLMENT DEED

FROM

TO

MAR-5	CONV	*8,500.00			
MAR-5	MORT'G	*8,000.00			
MAR-5	S'TAX		A*	22.10	
MAR-5	S'TAX		A*	6.00	
MAR-5	PR'FEE		A*	.50	
MAR-5	W'DEED		A*	8.00	* 36.60

B 96975

IDENTIF. REFERENCE

MAR 5 1 15 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE