This Instrument Was Prepared By

Davey W. Peeler (MEI)

Of The Law Firm Saladen

Stahlman Building: Nashville, Tennesse

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
International Property Investments (NAME)	SAME	129-4
602 Davidson Road (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4743 PAGE 195 (STREET ADDRESS)	33
Nashville Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Attn: Maria L. Erkan

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand and no/100--------

----------[$32,000.00]---------- *Dollars,*

of which Ten Thousand and no/100----------

----------[$10,000.00]---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twenty Two Thousand and no/100-

----------[$22,000.00]---------- *Dollars,*

International Property Investments, a partnership *has* *executed*

a promissory note of even date herewith for the principal amount of $22,000.00 payable to the order of Gertrude Pollock, Catherine Ek and Mildred Carroll in 180 monthly installments of $203.95 each, which include both principal and interest at the rate of 7 1/2% per annum, the first installment falling due one month from date hereof and the others on the same day of each month thereafter until said note is paid in full, with privilege of prepayment in part or in full at any time, without penalty, reserved by the Grantee,

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, We, Gertrude Pollock, Catherine Ek, Mildred Carroll,

have this day bargained and sold, and do hereby transfer and convey unto the said International Property Investments, a partnership, its successors

********** *and assigns,*

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

Being Lot No. 5, Westview Subdivision, of record in Book 2330, page 155, Register's Office for said County, as follows: Beginning at a point in the northwesterly margin of Old Harding Road, and a 5 foot strip dedicated for widening said Road, said point being the southwest corner of Lot No. 5 and the southeast corner of Lot No. 4; thence in a northwesterly direction along the dividing line between Lots 4 and 5, 140.5 feet to a concrete monument at the corner of Lots 4,5, and 6; thence in a northeasterly direction along the dividing line between Lots 5 and 6, 127.1 feet to a point in the southerly margin of Haverford Avenue, 135.4 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25.0 feet in a southwesterly direction 43.6 feet to a concrete monument in the northwesterly margin of Old Harding Road and a 5 foot dedicated strip; thence in a southwesterly direction along the said margin of said Road and dedicated strip, 124.1 feet to the point of beginning.

Being the same property conveyed to Gertrude Pollock, for and during her natural lifetime with the remainder interest to Cathering Ek and Mildred Carroll, by deed from Adam C. Pollock and wife, Anita W. Pollock, as of record in Book 4048, page 120, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32000.00

Affiant

Subscribed and sworn to before me, this the 31st day of August 1973

My commission expires: 4/25/76 (Affix Seal)

Notary Public

The above note shall become due and payable forthwith at the option of the seller's herein, if the grantee herein shall convey away the premises or if title thereto shall become vested in any other person or persons; provided however that the holders of the note may waive this condition and give consent to such transfer, after notice has been given to the holders of the note in writing.

unimproved ( )
This is improved (X) property, known as 260 Haverford Drive Nashville, Tennessee
(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 International Property Investments, a partnership its *(successors),* ~~X~~ *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 said real estate to said* International Property, a partnership, its *(successors)* ~~X~~ *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 International Property, a partnership *hereinafter referred to as trustors, hereby transfer and convey unto* Raymond H. Darrow, *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 $ 22,000.00, *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.

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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 27th *day of* August, *19*73.

Gertrude Pollock
GERTRUDE POLLOCK

Catherine Ek
CATHERINE EK

Mildred Carroll
MILDRED CARROLL

INTERNATIONAL PROPERTY INVESTMENTS

BY: Maria P. Erkan
PARTNER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Maria P. Erkan Partner for International Property Investments

the within named bargainor S., 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* 31st *day of* August, *19*73.

Mary Ensley
Notary Public

Commission expires 4/25/76

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STATE OF FLORIDA
COUNTY OF Martin

Personally appeared before me, Scarlett Lea Coward, *a Notary Public in and for said County and State,* Catherine Ek, Gertrude Pollock, and Mildred Carroll,

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 Stuart, Florida, *this* 27th *day of* August, *19*73.

NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES NOV. 4, 1973
BONDED THROUGH FRED W. DIESTELHORST

Scarlett Lea Coward *Notary Public*

Commission expires

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 .....

SEP-4 73 CONV 32,000.00
SEP-4 73 MORT'G 22,000.00
SEP-4 73 S'TAX A* 83.20
SEP-4 73 S'TAX A* 20.00
SEP-4 73 PR'FEE A* .50
SEP-4 73 W'DEED A* 8.00 * 111.70

INSTALLMENT DEED

FROM

GERTRUDE POLLOCK, CATHERINE EK, AND MILDRED CARROLL

TO

INTERNATIONAL PROPERTY INVESTMENTS, A PARTNERSHIP

C 22360

IDENTIF. REFERENCE

SEP 4 1 32 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FIRST AMERICAN TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 22/172