This Instrument
Prepared by
Peter H. Curry
Attorney at Law

Installment Deed

BOOK 4748 PAGE 92

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis Ray Lankford,et ux	Dennis Ray Lankford, et ux.	Map 169
(NAME:)	(NAME:)	
Old Harding Pike	Old Harding Pike	Parcel 24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville 37205 Tennessee	Nashville 37205 Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand Five Hundred and 00/100 ($17,500.00) *Dollars,*
of which Zero ($0.00) *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder Seventeen Thousand Five Hundred and 00/100 ($17,500.00) *Dollars,*

Dennis Ray Lankford, et ux., Marjorie Lankford, *ha* ve *executed*
a note in the principal amount of Seventeen Thousand Five Hundred and 00/100 ($17,500.00) Dollars, bearing a rate of interest of six (6%) percent per annum, payable in equal monthly installments of One Hundred Twenty-five and 48/100 ($125.48) Dollars, due and payable on the first of each month commencing after the signing of this deed, and continuing until the balance is paid in full,

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, H. O. King, et ux., Mabel King,
have this day bargained and sold, and do hereby transfer and convey unto the said Dennis Ray Lankford, et ux., Marjorie Lankford, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A small tract of land in the 9th Civil District of said County, being part of the original William Linton Tract of Land, and described according to a Loan Survey by T. R. Sanford, Surveyor, March 28, 1949, as follows:
Beginning at a point in the southerly margin of State Highway No. 100 at the northeasterly corner of the property conveyed to Minnie May Price by deed of record in Book 1101, page 486, Register's Office for said County; thence along Price's easterly line, south 32° east 910.8 feet to a point in the line of the property of Henry Silas' Heirs; thence along said Silas Heirs' line, South 86-1/2° east 52.8 feet; thence north 3-1/2° east 165 feet to a point in the westerly line of the F. L. King property; thence with King's line, being an old fence line, north 29-1/2° west 805.2 feet to an axle pin in the southerly margin of said State Highway No. 100; thence with the margin of said Highway, south 60° west 150 feet to the beginning.
Being the same property conveyed to H. O. King and wife, Mabel King, by deed from Spence King and wife, Nadine King, of record in Book 1712, page 589, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 17,500.00
Affiant
Subscribed and sworn to before me, this the 20th day of Sept 1973
Notary Public
My commission expires:
(Affix Seal)

This is improved ( ) unimproved (X) property, known as (House Number) Old Harding Pike (Street) Nashville (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
Dennis Ray Lankford, et ux., Marjorie Lankford, 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.*
We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dennis Ray Lankford, et ux., Marjorie Lankford, 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 Dennis Ray Lankford, et ux., Marjorie Lankford, *hereinafter referred to as trustors, hereby transfer and convey unto* William C. Greer, *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 $ 17,500.00 *, 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.

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 Registers 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.

Witness our hand s this 20th day of Sept, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

× H. O. King
× Mabel King

× Dennis Ray Lankford
× Marjorie Lankford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, undersigned, a Notary Public in and for said County and State, H. O. King and wife, Mabel King, and Dennis Ray Lankford and wife, Marjorie Lankford,

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* 20th *day of* September, *19* 73.

Commission expires January 24, 1974 — Betty Lee Wright, *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Betty Lee Wright, *a Notary Public of the State and County aforesaid, personally appeared* H. O. King, Mabel King *with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be* ..... *of 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* .....

SEP 20 CONV 17,500.00
SEP 20 MORTG 17,500.00
SEP 20 RSTAX A* 15.50
SEP 20 RSTAX A* 15.50
SEP 20 TITLE A* .50
SEP 20 RDEED A* 4.00 * 65.50

Witness my hand and seal, at office in Nashville, Tennessee *this* 20th *day of* September, *19* 73

Commission expires January 24, 1974 — Betty Lee Wright, *Notary Public*

INSTALLMENT DEED

FROM H. O. KEMP, ET UX., MABEL KEMP

TO DENNIS RAY LANKFORD, ET UX., MARJORIE LANKFORD

Mail
Bud 197
Nash. Tenn

C 2 4 6 5 0

IDENTIF. REFERENCE

SEP 20 10 45 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
NASHVILLE, TENNESSEE 37201