Installment Deed

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT M. O'NEAL, ET UX (NAME:)	Same BOOK 4753 PAGE 755 (NAME:)	Map 175
Route 2 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 76
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND NO/100 -------- ($50,000.00) ---------- *Dollars,*

of which THIRTY-FIVE THOUSAND AND NO/100 ---------- ($35,000.00) ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder FIFTEEN THOUSAND AND NO/100 ---------- ($15,000.00) ---------- *Dollars,*

ROBERT M. O'NEAL AND WIFE, MAGGIE P. O'NEAL

have executed

their Installment Deed note of even date in said amount, payable at the rate of $3,000.00 per year plus interest at 7% per annum on the outstanding balance beginning on the 5th day of Oct., 1973 and continuing on the same day of each succeeding year until paid.

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, William Zellner and wife, Allah S. Zellner

have this day bargained and sold, and do hereby transfer and convey unto the said Robert M. O'Neal and wife, Maggie P. O'Neal

their *(successors), heirs and assigns,*

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

A tract of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by W. A. Blanchard, Civil Engineer, dated June 3, 1946, as follows: Beginning at a point in the center line of the Murfreesboro Pike, which point is north 48° 15' west 1010 feet from the center line of the Couchville Pike; thence north 37° 30' east 311.5 feet; thence south 52° 15' east 141.5 feet to a point; thence northeasterly 285 feet, more or less, to the southwesterly corner of the most southerly lot or tier of lots cut out of Linx's property, which said lots face on the Couchville Pike; thence with the westerly line of said tier of lots as follows: north 24° east 940 feet, more or less; north 11° 30' east 431 feet, more or less; north 5° 30' east 1100 feet, more or less to a point in the center of a 29-foot lane which is not open; thence with the center line of same north 89° west 185 feet, more or less, to an iron pin; thence south 19° 30' west 2,810.2 feet to the center line of the Murfreesboro Pike; thence with the center line of the same south 48° 15' east 140 feet to the beginning, containing 29.97 acres, more or less.

Included in the above description, but excluded therefrom, is that part of said property conveyed to Charles A. Yancey, Trustee, by deed from William Zellner and wife, Allah S. Zellner, of rec ord in book 4033,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 6 day of October 19 73

Affiant

My commission expires: Nov. 7, 1973 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE

page 989, Register's Office for said County. Contaning 12.81/100 Acres Being part of the property conveyed to William Zellner and wife, Allah S. Zellner, by deed from Louis R. Linx and A. J. Linx, Jr., of record in Book 1392, page 201, Register's Office for said County.

unimproved ( )
This is 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 Robert M. O'Neal and wife, Maggie P. O'Neal *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 as of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert M. O'Neal and wife, Maggie P. O'Neal, 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 Robert M. O'Neal and wife, Maggie P. O'Neal *hereinafter referred to as trustors, hereby transfer and convey unto* Hunter Short, *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 paid 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 6th *day of* Oct, *19* 73

William Zellner

Allah S. Zellner

Robert M O'Neal

Maggie P. O'Neal

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles A. Yancey, wife, *a Notary Public in and for said County and State,* William Zellner and Allah S. Zellner and Robert M. O'Neal and wife, Maggie P. O'Neal

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.*

CHARLES A. YANCEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 7, 1973

Witness my hand and official seal at Nashville, Tennessee, *this* 6th *day of* Oct., *19* 73

Charles A Yancey *Notary Public*

Commission expires Nov. 7, 1973

C 27035 BOOK 4753 PAGE 758

STATE OF.....
COUNTY OF.....

Personally appeared before me, IDENTIF. REFERENCE *, a Notary Public in and for said County and State,* .....

OCT 9 1 38 PM '73

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

FELIX E. REGISTER
DAVIDSON COUNTY, TENN.

Witness my hand and official seal at.....
this.....day of....., 19.....

.....*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.....

YANCEY REALTY CO.
Mail to:

INSTALLMENT DEED

FROM

William Zellner et al

TO

Robert M.O'Neal et al

Route 2,Box 58 Mapledale Lane

Brentwood,Tennessee, 37207

Mail to:
Charles A. Yancey
719 17th Ave. S.
Nashville, Tenn.
37203

Compliments of

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

OCT-9??	CONV	50,000.00			
OCT-9??	MORT'G	15,000.00			
OCT-9??	S'TAX		A*	130.00	
OCT-9??	S'TAX		A*	13.00	
OCT-9??	P&'FEE		A*	.50	
OCT-9??	W'DEED		A*	8.00	* 151.50