BOOK 4756 PAGE 596

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Willie Wilson, ET UX (NAME)	Same as new owner (NAME)	2W-24214
1718 Underwood Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	418

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $9,000.00
NINE THOUSAND and no/100---------- DOLLARS
of which $ 6,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint note of even date herewith, payable to the Grantor Herein, for the sum of $2,500.00, due and payable ninety (90) days from date hereof, without interest.

OCT 18	CONV	*9,000.00			
OCT 18	MORT'G	*2,500.00			
OCT 18	S'TAX		A*	23.40	
OCT 18	S'TAX		A*	.50	
OCT 18	PR'FEE		A*	.50	
OCT 18	W'DEED		A*	6.00	* 30.40

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 1114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

I, MRS. A. B. MOODY, now WASHINGTON
hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto
WILLIE WILSON AND WIFE, CLARA WILSON
herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 410 and the easterly part of Lot NO. 411 on the Plan of McGavock, Wetmore and Others' Second Addition, called the "Addition to the Town of McGavock", as of record in Book 21, page 41, Register's Office for said County, described as follows: BEGINNING on the northerly margin of Underwood Street, at the southwest corner of the property conveyed to Andrew Stewart and wife, Mamie Stewart, by deed from Robert Lusk and wife, of record in Book 815, page 43, said Register's Office; thence with the northerly margin of Underwood Street, westwardly 35 feet, more or less, to the southeast corner of the property conveyed to Eurie Crockett and wife, Mary Crockett by deed from Robert Lusk and wife, of record in BOok 815, page 91, said Register's Office; thence with said Crockett's easterly line, northwardly 117 feet more or less, to the southerly margin of Cockrill Street; thence with same, eastwardly 33-1/3 feet to the northwest corner of said Stewart property; thence with the westerly line of said Stewart property, southwardly 130 feet, more or less, to the beginning. Being the same property conveyed to Laura Story and Mrs. A. B. Moody by deed from Robert Lusk and wife, of record in Book 967, page 430, said Register's Office, the said Laura Story having since died, leaving Mrs. A.B. Moody as her only child and heir-at-law.

This is improved ( ) unimproved (X) property known as 1718 Underwood Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We convenant 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 the said real estate to said grantees, their 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto Truman S. Wrenne Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby 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 at least the sum of $insurable value until the notes herein secured are 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 and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, 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 notes, or any of said notes then past due and unpaid, all remaining unpaid notes 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 conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree 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 advise 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 notes 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 the grantees herein, their heirs, 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 17th day of October 19 73

Mrs. A.B. Moody Washington — Willie Wilson

MRS. A. B. MOODY WASHINGTON — WILLIE WILSON

Clara Wilson

CLARA WILSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 9,000.00

L.S. Ruckallew

Affiant

Subscribed and sworn to before me, this the 17th day of October 19 73

My commission expires May 5, 1976 (Affix Seal)

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ken Ballew, a Notary Public in and for said County and State, the within named MRS. A.B. MOODY WASHINGTON, WILLIE WILSON & CLARA WILSON, the 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 Nashville, TEnnessee this 17th day of October 19 73

Commission Expires May 5, 1976

Notary Public.

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 _____

INSTALLMENT DEED

FROM

G-234034-dmc

Mrs. A.B. Moody Washington

TO

Willie Wilson, ET UX

C 28298

IDENTIF. REFERENCE

OCT 18 10 21 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REGISTERS OFFICE
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Published by
Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM NO. 1005-HESSEY 4.1.73