MAILTO: Randolph Co. Realtors, 17th Fl. 3rd National Bank, Nashville, Tenn
Prepared By: Marbut Glenn Gaston, Jr., Attorney, 17th Fl. 3rd Nat'l Bank, Nashville, Tennessee

Installment Deed
BOOK 4758 PAGE 958

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ernest E. Williams	Ernest E. Williams	
(NAME:) Coley Davis Road	(NAME:) Rt. 2 Lavergne/Couchville Pike	9D-2220
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Antioch, Tennessee 37013	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Six Thousand Nine Hundred Fifty and no/100---------($6,950.00)---------Dollars,
of which One Thousand and no/100----------Dollars, has been paid in cash,
the receipt of which is hereby acknowledged, and for the remainder Five ThousandNine Hundred and Fifty and no/100----------Dollars,
ha S executed

Our one promissory note in the amount of $5,950.00, payable $80.00 a month at 7½% interest. Payment represents both principal and interest payment, extra payments or payment in full can be made at anytime and interest charged on the unpaid balance only. First payment beginning November 15, 1973.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me, this the 25 day of Nov. 1973
My commission expires: 6-27-1977

The actual consideration or value whichever is greater, for this transfer is $6,950.00
Affiant Mary E. Evans
Ruth Randolph Notary Public

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney's fees expressly retained on the land herein conveyed, Opal Charlene Stephens Boor

have this day bargained and sold, and do hereby transfer and convey unto the said Ernest E. Williams and wife, Dorothy A. Williams heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: A parcel of land in the Ninth Civil District of Davidson County, Tennessee, on Harpeth River, being a portion of a tract owned by George Thomas Stephens and of record in Book 3709, Page 608, RODC, Tennessee, surveyed the 10th of September, 1968, by S.H. Hutchison as follows:

Begin Lot No. 3 at iron stake in T.V.A. South line, the same being the northeast corner of Lot No. 2; thence with T.V.A. property line south 87° 30 min. east passing an iron stake in line at 250°, in all 425' more or less to point in Harpeth River; thence down said river as follows;

South 25°west 344' to point; south 26° west 165' to point; south 51° west 214' to point; south 70° west 264' to point; north 89° west 164' more or less to point in river, the southeast corner of Lot no. 2; thence with easterly line Lot no. 2 as follows:

North 35°30 min. east passing an iron stake in line on bank of river 575' more or less to an iron stake by a corner fence post; north 3° 45 min. east 227.4' to point of beginning. Containing 5.58 acres, being the same more or less.

Being the same property conveyed to George Thomas Stephens and wife, as or record in Book 3709, Page 608 Register's Office Davidson County and devised to Opal Charlene Stephens Boor by will of George Thomas Stephens of record in Will Book 93, Page 197, Probate Office of said County.

This is unimproved ( ) improved ( ) property, known as 5.58 Acres (House Number) Coley Davis Road (Street) P. O. Address: Nashville, Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Ernest E. Williams and wife, Dorothy A. Williams (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.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Ernest E. Williams and wife, Dorothy A. Williams (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 Ernest E. Williams and wife, Dorothy A. Williams hereinafter referred to as trustors, hereby transfer and convey unto Ray Randolph, 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 $ -0- , 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 hand this 11th day of October, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest E. Williams — Opal Charlene Stephens Boor

Dorothy A. Williams — Attest

OCT 26 CONV *6,950.00
OCT 26 MORT'G *5,950.00
OCT 26 STAX A* 17.94
OCT 26 STAX A* 3.90
OCT 26 PR'FEE A* .50
OCT 26 A* 4.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hal Rosson, *a Notary Public in and for said County and State,* Ernest E. Williams and wife, Dorothy A. Williams

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

Witness my hand and official seal at Nashville, *Tennessee, this* 11th *day of* October, *19* 73

Harold E. Rosson, Jr. *Notary Public*

Commission expires March 9, 1977

STATE OF ~~XXXXXXXX~~ GEORGIA
COUNTY OF ~~XXXXXXX~~ Ware

Before me, Mrs. J. B. Tatum, Jr., *a Notary Public of the State and County aforesaid, personally appeared* Opal Charlene Stephens Boor, *with whom I am personally acquainted, and who, upon oath, acknowledged* herself *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* she *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* herself *as* .....

Witness my hand and seal, at office in Waycross, Ga., Ware County, *this* 18th *day of* Oct., *19* 73

Mrs. J. B. Tatum, Jr. *Notary Public*

Commission expires 6-74

INSTALLMENT DEED

FROM

TO

C 29360

IDENTIF. REFERENCE

OCT 26 9 45 AM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

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