INSTALLMENT DEED

For and in Consideration of the sum of - - Five Thousand Forty and no/100 - ($5040.00) - - - - - - - - - - - - - - - - - - - Dollars,

of which Two Thousand and no/100 - - ($2000.00)- - - - - - - - - - Dollars,

has been paid in cash by Joe M. Long and wife, Mary B. Long

the receipt of which is hereby acknowledged, and for the remainder of Three Thousand Forty and no/100 ($3040.00) - Dollars,

the said Joe M. Long and wife, Mary B. Long have ~~has~~

executed their Installment note for that amount, payable monthly commencing April 15, 1973 in the amount of $75.00 each including principal and interest. Out of each payment the interest at 6% per annum will be deducted and the balance applied on the principle. Purchasers may pay all or any part of said note at any time without penalty.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, Ida Mai Griggs, surviving widow of S. L. Griggs

have this day bargained and sold, and do hereby transfer and convey unto the said Joe M. Long and wife, Mary B. Long, their heirs and assigns,

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

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by C. D. Wallace, February 27, 1973, as follows:

BEGINNING at an iron pin in the line dividing the lots of Sullivan and Ida Mai Griggs, said pin being 876 feet north of the northerly margin of Pettus Road ROW; thence north 4 degrees 00' east with said dividing line 603 feet to an iron pin in Batson's southerly line; thence south 86 degrees 05' east 298.10' with Batson's line to an iron pin in Long's line; thence with Long's line south 04 degrees 00' west 626.84 feet to an iron pin; thence north 81 degrees 30' west 299.0 feet to the point of beginning, containing 4.20 acres more or less.

Being a part of the same property conveyed to S. L. Griggs and wife, Ida Mai Griggs, by deed of record in Book 2603, Page 475, Register's Office for Davidson County, Tennessee. The said S. L. Griggs having since died.

This is unimproved ( ) ~~improved~~ ( ) property, know as ____________________
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Joe M. Long and wife, Mary B. Long 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 Joe M. Long and wife, Mary B. Long 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 in hand paid, we, the said Joe M. Long and wife, Mary B. Long

do hereby transfer and convey unto Dodson Batson, 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 Joe M. Long and wife, Mary B. Long 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 $ 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 interst 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 Joe M. Long and wife, Mary B. Long 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 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 trust 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 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 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 Joe M. Long and wife, Mary B. Long 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 Dodson Batson, Trustee, shall be vested in said successor.

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 Ida Mai Griggs and and Joe M. Long and wife, Mary B. Long hereunto set our hands at Nashville, Tennessee, this the 15th day of March 1973

Ida Mai Griggs

Joe M. Long

Mary B. Long

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O W Cooper, a Notary Public in and for said County and State, the within named Ida Mai Griggs and Joe M. Long and wife, Mary B. Long

the 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 Nashville, Tennessee, this 15 day of March, 1973

O W Cooper, Notary Public.

Commission Expires 2-4-76

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 _____ 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 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 ..... as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19 .....

OCT29 CONV *5,040.00
OCT29 MORT'G *3,040.00
OCT29 STAX A* 13.00
OCT29 STAX A* 1.00
OCT29 PRTEEE A* .50
OCT29 WDEED A* 8.00 * 22.50

Notary Public.

Commission expires .....

(over for additional acknowledgements)

Put in Joe M Long

Mail

INSTALLMENT DEED

FROM IDA MAI GRIGGS

TO JOE M. LONG ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

C 29605

IDENTIF. REFERENCE

OCT 29 9 53 AM '73

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

TOOLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe M. Long (NAME)	Same (NAME)	Part 5D 23811
Pettus Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

DODSON BATSON, Attorney
701-1st American Nat'l Bk Bldg
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 5040.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

15 DAY OF March 1973

Notary Public

MY COMMISSION EXPIRES: 12-12-75