Installment Deed

BOOK 4777 PAGE 311

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George E. Robinson (NAME)	SAME (NAME)	65-13
2625 Woodyhill Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Lot
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Seven Thousand Five Hundred and no/100---------- ($27,500.00) ---------- *Dollars,*

of which Six Thousand Eight Hundred Seventy Five and no/100---------- ($6,875.00) ---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Twenty Thousand Six Hundred Twenty Five and no/100---------- ($20,625.00) ---------- *Dollars,*

Hogshead-Robinson Investment, a partnership comprised of Thomas H. Hogshead and George E. Robinson *have executed*

their promissory note of even date herewith in the principal amount of $20,625.00 payable to the order of Horace J. Waldrop of five equal annual installments of $4,125.00 each, plus interest at the rate of 8 % per annum, with the first installment falling due on December 28, 1974 and the other four on the same day of each succeeding year, with privilege of prepayment in part or in full, without penalty, at any time reserved by the grantees herein,

This Instrument Was Prepared By

Dewey W. Pedigo II (MEP)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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, I, Horace J. Waldrop

have this day bargained and sold, and do hereby transfer and convey unto the said Hogshead-Robinson Investments, a partnership comprised of Thomas H. Hogshead and George E. Robinson, their *(successors), heirs and assigns,*

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

Being tract No. 1 on the plan of Lealand Bush Subdivision, as of record in Book 4660, page 78, Register's Office for Davidson County, Tennessee, and being described as follows::

Beginning at a point on the northerly margin of Lebanon Road, said point being the southeasterly corner of the Gilbert S. Merritt property of record in Book 1302, page 218; thence in an easterly direction along said margin of Lebanon Road with a curve to the left a distance of 405.13 feet to a point; thence North 17° 56' west 25 feet to a point; thence north 71° 52' east 35.62 feet to a point, said point being the southwesterly corner of the remaining Lealand Bush Property; thence along the westerly line of said Lealand Bush property north 14° 05' west 210.09 feet to a point, said point being the southeasterly corner of the Miller G. Kimbrough, Trustee, property, as of record in Book 4013, page 863, thence along Kimbrough southerly line south 72° 40' west 145.62 feet to a point and south 78° 34' west 220.19 feet to a point in the easterly line of the Gilbert S. Merritt property; thence with said line south 3° 43' west 238.32 feet to the point of beginning.

Being the same property conveyed to Horace J. Waldrop by deed from Leland Bush and wife, of record in book , page , Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,500.00

Subscribed and sworn to before me, this the 28th day of December, 19 73

My commission expires: 4/25/76 (Affix Seal)

George E. Robinson
Affiant

Mary Ensley
Notary Public

MARY ENSLEY NOTARY PUBLIC DAVIDSON COUNTY

This conveyance is made subject to 30-foot building setback line from Lebanon Road, 25-foot utility easement, a 25-foot x 405.13-foot dedicated strip for right-of-way of Lebanon Road taking, and conditions of owner's certificate, as shown on plan of record in Book 4660, page 78, Register's Office for said County.

This conveyance is executed by grantor without the joinder of his wife, Christine Waldrop, grantor having selected and elected to claim as his homestead the property on which he resides located at 109 Tune Boulevard, Old Hickory, Route 1, Tennessee, and which property is unencumbered and worth in excess of the homestead exemption of $1,000.00.

JAN-2[illegible]	CONV	27,500.00			
JAN-2[illegible]	MORT'G	20,625.00			
JAN-2[illegible] S'TAX			A*	71.50	
JAN-2[illegible] S'TAX			A*	18.60	
JAN-2[illegible] PRFEE			A*	.50	
JAN-2[illegible]	MBEED		A*	6.00	* 96.60

This is unimproved (X) 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 Thomas H. Hogshead and George E. Robinson, Hogshead-Robinson Investments, a partnership comprised of / their *(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* Hogshead-Robinson Investments, a their partnership comprised of Thomas H. Hogshead and George E. Robinson, 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 and George E. Robinson, Hogshead-Robinson Investments, a partnership comprised of Thomas H. Hogshead/ *hereinafter referred to as trustors, hereby transfer and convey unto* Dewey W. Pedigo, Sr., *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 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 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 28th *day of* December, *19* 73

C 3700 I.R.

IDENTIF. REFERENCE

JAN 2 2 08 PM '74

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

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

HOGSHEAD-ROBINSON INVESTMENTS

By Thomas H. Hogshead
Partner

By George E. Robinson
Partner

Horace J. Waldrop

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Horace J. Waldrop individually, and Thomas H. Hogshead and George E. Robinson d/b/a Hogshead-Robinson Investments,

*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* 28th *day of* December, *19* 73.

Mary Ensey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 4/25/76