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Installment Deed

This instrument prepared by:
Don L. Smith, Attorney
American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES L. CARVER (NAME:)	SAME (NAME:)	54-14
219 KENNETT ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	55
Old Hickory 37138 Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pcl

FOR AND IN CONSIDERATION of the sum of Fifty-Two Thousand ($52,000.00) ---------- *Dollars,*

of which Twenty-Two Thousand ($22,000.00) ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Thirty Thousand ($30,000.00) ---------- *Dollars,*

Charles L. Carver and wife, Betty C. Carver, *have executed*

two (2) promissory notes of even date herewith, payable to the order of Curtis Lee Ellis and wife, Celia Anne Ellis, with the first note being in the principal sum of Ten Thousand ($10,000.00) Dollars, with the first installment thereunder of Three Thousand ($3,000.00) Dollars plus interest being due and payable on October 1, 1974 and the second installment thereunder in the amount of Seven Thousand ($7,000.00) Dollars plus interest due and payable October 1, 1977 and this note shall bear interest at the rate of eight and one-quarter (8 1/4%) percent per annum on the unpaid balance with interest being computed from February 15, 1974 to date of payment; and the second note being in the amount of Twenty Thousand ($20,000.00) Dollars plus interest at the rate of eight and one-quarter (8 1/4%) percent per annum on the unpaid balance payable in monthly installments of ($ 170.41) Dollars, inclusive of principal and interest, with the first installment being due on March 15, 1974 and subsequent installments due and payable on the 15th of each month thereafter until all principal and interest is paid in full,

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, we, Curtis Lee Ellis and wife, Celia Anne Ellis,

have this day bargained and sold, and do hereby transfer and convey unto the said Charles L. Carver and wife, Betty C. Carver, their *(successors), heirs and assigns,*

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

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 152 on the Plan of Brandywine Farms, Section VII, as of record in Book 4300, page 65, Register's Office for said County.

Said Lot No. 152 fronts 125.0 feet on the easterly side of Kennett Road and extends back 350.0 feet on the northerly line and 341.4 feet on the southerly line, to a line in the rear on which it measures 159.9 feet.

Being the same property conveyed to Curtis Lee Ellis and wife, Celia Anne Ellis, by deed from Warner A. Sartin and wife, Lucille W. Sartin, of record in Book 4591, page 992, Register's Office, Davidson County, Tennessee and by Deed of Correction from Warner A. Sartin and wife, Lucille W. Sartin, to Curtis Lee Ellis and wife, Celia Anne Ellis, of record in Book 4600, page 486, Register's Office, Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 52,000.00

Affiant

Subscribed and sworn to before me this the 4th day of February 1974

Notary Public

My commission expires: 10-29-75

(Affix Seal)

KENNETH D. DRURY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Charles L. Carver and wife, Betty C. Carver, 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 for 1974 taxes which will be paid by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles L. Carver and wife, Betty C. Carver, 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 Charles L. Carver and wife, Betty C. Carver, ... *hereinafter referred to as trustors, hereby transfer and convey unto* Stephen E. Cox ....., *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.

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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 15th *day of* FEBRUARY, *19*74

Curtis Lee Ellis

Curtis Lee Ellis

Celia Anne Ellis

Celia Anne Ellis

Charles L. Carver

Charles L. Carver

Betty C. Carver

Betty C. Carver

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kenneth Driver, *a Notary Public in and for said County and State,* Curtis Lee Ellis & Celia Anne Ellis

the within named 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* 15th *day of* February, *19*74

Kenneth D. Driver *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 10-29-75

STATE OF Tennessee }
COUNTY OF Davidson }

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Personally appeared before me, Kenneth Driver, *a Notary Public in and for said County and State,* Charles L. Carver & Betty C. Carver

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 18th *day of* February, *19* 74

Kenneth Driver *Notary Public*

Commission expires 10-29-75

NOTARY PUBLIC KENNETH DRIVER DAVIDSON COUNTY, TENN.

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 .....

FEB 19	CONV		52,000.00	
FEB 19	MORT'G		30,000.00	
FEB 19	S'TAX	A*	135.20	
FEB 19	S'TAX	A*	28.00	
FEB 19	PR'FEE	A*	.50	
FEB 19	W'DEED	A*	8.00	* 171.70

INSTALLMENT DEED

FROM

TO

C 4 2 4 5 3

IDENTIF. REFERENCE

FEB 19 1 58 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS