This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

BOOK 4805 PAGE 383

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe W. Keeler, et al	Joe W. Keeler	10D-8690
%Nixon-Kent Realty Co. Inc. 2535 Franklin Road	(NAME) 820 South 5th Street,	Map 31-57
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37204	(STREET ADDRESS) Nashville, Tenn. 37206	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of
EIGHT THOUSAND and NO/100 - - - - - - - ($8,000.00) - - - - - - - - - - - - - - - - - *Dollars,*
of which
TWO THOUSAND FIVE HUNDRED and NO/100 - - ($2,500.00) - - - - - - - - *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder
FIVE THOUSAND FIVE HUNDRED and NO/100 - - ($5,500.00) - - - - - - - - - - - - - - - *Dollars,*

Joe W. Keeler and Walter A. Keeler, Sr., *have executed*
one note of even date herewith in the amount of $5,500.00, payable to Glen Clark and wife, Dorothy Clark, payable in 120 monthly installments of $63.86 each, including principal and interest, the first monthly payment being due May 1, 1974, and a like sum of $63.86 on the same day of each month until said indebtedness is paid in full. Priviledge is reserved of paying any number of said monthly payments on the principal or any balance thereof may be paid in full, without penalty, on any paying date,

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, Glen Clark and wife, Dorothy Clark,
have this day bargained and sold, and do hereby transfer and convey unto the said
Joe W. Keeler and brother, Walter A. Keeler, Sr., an estate in the entirety with full rights of survivorship and not as tenants in common, their, *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in the Old 10th Civil District of Davidson County, Tennessee, commencing at the point of intersection of the east right of way line of Lickton Pike and the east right of way line of Interstate 24; thence south 13° 08' East 704.4 feet with said Interstate 24 right of way line to a point in Whites Creek; thence North 12° East 179.4 feet to a point in said creek; thence North 3° East 252 feet to a point in said creek; thence North 9° 30' West 337 feet to a point in said creek; thence North 3° 30' West 203 feet to a point in said creek, the northeast corner of this tract; thence North 65° 30' West 66 feet to a point in the East right of way line of Lickton Pike; thence with said right of way line South 14° 30' West 268.62 feet to a point therein; thence continuing with said right of way line, South 18° 15' West 45.1 feet to the point of beginning, and containing 2.42 acres, more or less, according to survey of George W. Watkins, dated November 13, 1971, not recorded.

Being the same property conveyed to Glen Clark and wife, Dorothy Clark, by deed from Sandford L. Newlin and wife, Vera O. Newlin, of record in Book 4563, page 58, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements that are applicable to the above described property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 8,000.00
Subscribed and sworn to before me, this the 30th day of March 19 74
Walter A. Keeler Sr.
Affiant
My commission expires: My Commission Expires Nov. 8, 1975 (Affix Seal)
Gia M. Kent
Notary Public

This is unimproved (X) improved ( ) property, known as Lickton Pike, Whites Creek, Tennessee 37189
(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
Joe W. Keeler and brother, Walter A. Keeler, Sr., 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 the 1974 taxes being prorated and assumed by Grantees
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and*
forever defend the title to said real estate to said
Joe W. Keeler and brother, Walter A. Keeler, Sr., 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
Joe W. Keeler and brother, Walter A. Keeler, Sr.,
hereinafter referred to as trustors, have bargained, transferred and conveyed unto Andrew D. Tanner *, 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 insurable value, to the indebtedness herein secured is fully paid, and to have the insurance made payable to the holder, or holders, 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, now 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 instalment 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 instalments 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 our *hand* S *this* thirtieth *day of* March, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe W. Keeler — Glen Clark

Walter A. Keeler, Sr. — Dorothy Clark

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Glen Clark and wife, Dorothy Clark; Joe W. Keeler and brother, Walter A. Keeler, Sr.,

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* 30th *day of* March, *19*74.

Ina M. Kirt — *Notary Public*

Commission expires My Commission Expires Nov. 8, 1975

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 ...

APR 15 '74 CONV *0.00
APR 15 '74 MORT'G *5,500.00
APR 15 '74 S TAX A* 20.80
APR 15 '74 TAX A* 3.50
APR 15 '74 PR FEE A* .50
APR 15 '74 W DEED A* 4.00 * 28.80

INSTALLMENT DEED

FROM
GLEN CLARK, ET UX

TO
JOE W. KEELER, ET AL

C 4 9 7 4 1

IDENTIF. REFERENCE

APR 15 9 47 AM '74

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE