This Deed Prepared By:
Leon Ruben, Attorney
225 Lafayette Street
Nashville, TN 37210

Installment Deed

BOOK 4818 PAGE 944

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald E. Farris, et ux	S A M E	
103 W. Webster Pl (NAME)	(NAME)	51-4
Madison 37115 Tenn. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	68 pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----$20,000.00----

---Twenty thousand and no/100---- *Dollars,*

of which ----$5,000.00----

---Five thousand and no/100---- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder ----$15,000.00----

-----Fifteen thousand and no/100----- *Dollars,*

We, Gerald E. Farris, and wife Marie Farris *have executed* our joint promissory note in the amount of $15,000.00 payable to the order of Nashville Pistol and Revolver Club, Inc. in annual installments of $5,000.00 each year, beginning one year from the date of this deed and each additional installment due and payable on the anniversary date of this deed until paid in full, both principal and interest. Each annual installment to be paid with 6% interest on the unpaid balance.

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,

Nashville Pistol and Revolver Club, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Gerald E. Farris and wife Marie Farris

their ~~successors~~, *heirs and assigns,*

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

Two tracts of land in Davidson County, Tennessee, described as follows:
TRACT NO. 1: The westerly or rear portion of a tract of land described in deed to said H. L. Koehn and wife Hazel F. Koehn, by L. M. Ezell and wife Monterey Soper Ezell by deed dated January 13, 1941, and recorded in Book 1179, page 120 Register's Office for Davidson County, Tennessee. Said portion of said tract is more particularly described as follows: Beginning at a point in the easterly margin of the right of way of the Louisville & Nashville Railroad, being the northwest corner of the Joe C. Moore tract, and running thence north with the easterly margin of said railroad right-of-way 150 feet to a point; thence east 185 feet along the south boundary line or margin of Webster Street to a point; thence south parallel with said railroad right-of-way line 150 feet to a point in the north line of Joe C. Moore's tract; thence west 185 feet to the beginning. subject to the same restrictions as set out in the conveyence from L. M. Ezell and wife Monterey Soper Ezell, to H. L. Koehn and wife, in the above described deed.
TRACT NO. 2: Tract of land in the 11th Civil District of Davidson County, Tennessee, being a part of tract described according to a Map of the J. Taylor Stratton's home place made November 18, 1909, by Erle Drake, surveyor, said part herein and hereby conveyed, being as follows: Beginning at a point in the northerly line of a tract of 5.76 acres more or less conveyed to R. L. Dobson, by deed from L. M. Ezell and wife, of record in Book 790, page 595, Register's Office for Davidson County, Tennessee, 666.5 feet, west of the northeast corner of said tract

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 17 day of May 19 74

Affiant

My commission expires: Aug. 3 1975 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

in the center line of Gallatin Pike and running thence with the northerly line of said tract north 64 1/2 deg. west 185 feet to the easterly right of way of the L & N Railway; thence with the said right of way north 18 deg. east100 feet to a point; thence south 64 1/4 deg east 185 feet to a point; thence south 25 deg. west 100 feet to the point of beginning.

Being the same property conveyed to Nashville Pistol and Revolver Club, Inc. by deed from R. P. Miller, Thomas N. Collier, Jr. Willie D. Myers, W. A. Barnette, and John H. Little, being the present Trustees of the Nashville Pistol and Revolver Club, of record in Book 1810, page 483, Register's Office for said County.

The following furnishings are to go with the property:

Electric Range
Gas Heater
Two (2) Refrigerators
Water Cooler
Water Heater
Back Stop Steel Sink and Cabient
Air Conditioner
Shed over Firing points
Hood vent over stove.

The Club will retain usage of the property rent free for 3 years and 3 months from the date of this deed.

S.C. Fee 5/17/74
S.L.

This is unimproved ( ) improved (X) property, known as 116 (House Number) Webster Street, (Street) Madison Tennessee 37015 (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 Gerald E. Farris and wife Marie Farris their (~~successors~~), *heirs and assigns forever.* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* itself its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gerald E. Farris and wife Marie Farris *(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 Gerald E. Farris and wife Marie Farris *hereinafter referred to as trustors, hereby transfer and convey unto* Leon Ruben, *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 $ insurable value *, 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 17th *day of* May, *19* 74

NASHVILLE PISTOL & REVOLVER CLUB, INC. Frank Little PRESIDENT

Gerald E. Farris

Mrs Gerald E Farris

Marie Farris

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Gerald E. Farris and wife Marie Farris

*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* 17 *day of* May, *19* 74

Notary Public

Commission expires May 10 - 1976

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

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

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Frank Little *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Nashville Pistol & Revolver Club, Inc. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* president.

Witness my hand and seal, at office in Nashville,
this 17 *day of* May, *19* 74.

Elizabeth Lobin *Notary Public*

Commission expires Aug. 3, 1975

INSTALLMENT DEED

FROM

NASHVILLE PISTOL & REVOLVER CLUB, INC.

TO

GERALD E. FARRIS, ET UX

C 5 5 9 1 0

IDENTIF. REFERENCE

MAY 28 9 20 AM '74

DAVIDSON COUNTY, TENN.

Compliments of

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

MAY28 74	CONV	20,000.00			
MAY28 74	MORT'G	15,000.00			
MAY28 74	S'TAX		A*	52.00	
MAY28 74	S'TAX		A*	13.00	
MAY28 74	PR'FEE		A*	.50	
MAY28 74	W'DEED		A*	8.00	* 73.50