BOOK 1829 PAGE 815

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

BAKER & FREEMAN, INC.

JUN 28 73 CONV 116550 00
JUN 28 73 MORT'G 116,450.00
JUN 28 73 S'TAX
JUN 28 73 S'TAX
JUN 28 73 PR'FEE
JUN 28 73 W'OFEO

TO

R. E. HOOPER ET UX,

LINDA H. HOOPER

Please Mail Tax Bills To: [illegible]

For draftsman's use

THIS INSTRUMENT PREPARED BY:
John G. Doak, Attorney
2525 Lebanon Road
Nashville, Tenn. 37214
A* .50
A* 4.00 * 421.80

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. E. HOOPER ET UX, (NAME)	SAME (NAME)	110
2821 Lebanon Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6 Ea
Nashville Tenn 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 28 11 27 AH '73

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

66965

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 116,550.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE 19th DAY OF June 19 73

Notary Public

MY COMMISSION EXPIRES: August 22, 1976

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of One Hundred Sixteen Thousand Five Hundred Fifty and no/100 ($116,550.00)---------- DOLLARS

of which $ 100.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed an installment deed note of even date payable to the order of grantor herein payable as follows: Interest only at the end of 12 months from date of closing, at 8 1/2° per annum on the unpaid balance; interest only at the end of the 2nd year at 8 1/2° per annum on unpaid balance; principal commencing third year from date plus interest at 8 1/2° per annum. Principal to be paid in six annual equal installments plus interest at the rate of 8 1/2° per annum on unpaid balance. Release of acreage will be on a basis of $2,250 per acre, providing that the remaining land has a minimum amount of frontage of 300 feet and is contiguous.

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

Baker & Freeman, Inc.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

Baker & Freeman, Inc.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

R. E. Hooper and wife, Linda H. Hooper

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being described according to a survey by Stanford and Associates, Inc., dated the 4th day of May, 1973, as follows:

Said tract of land begins at a point in the center line of New Hope Road, which point is north 3° 30' E. 1355 feet more or less from the intersection of the center lines of New Hope Road and Stewarts Ferry Road; thence with the center line of New Hope Road north 3° 30' E. 645 feet to a point in said center line; thence continuing with said center line north 2° 35' E. 300 feet to a point in said center line; thence continuing with said center line north 0°40' E. 225 feet to a point in said center line; thence leaving said center line north 3° 50' E. 362.85 feet to a point; thence with the line of E. G. Hagar south 89° 02' 30" E. 464.59 feet to a point and south 88° 21' 50" E. 227.01 feet to a point; and north 68° 03' E. 26.13 feet to a point; and south 88° 47' 50" E. 1068.83 feet to a point; thence with the line of John C. Fisher south 4° 46' 40" W. 736.85 feet to a point; and south 5° 38' 30" W. 427.74 feet to a point; and south 4° 06' 30" W. 434.19 feet to a point; thence with the line of Orville Earheart south 4° 06' W. 696.13 feet to a point marked by an iron pin; thence north 86° 26' 30" W. 809.5 feet to a point; thence north 3° 30' W. 686.5 feet to an iron pin; thence north 87° 04' W. 850 feet to the point of beginning and containing 77.9 acres, more or less.

Title is vested in ... property known as ... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

BEING part of the same property conveyed to Baker & Freeman, Inc., by deed from M. Aileen Wright and Lillian F. Wright, of record in Book 4581, page 363, Register's Office for Davidson County, Tennessee.

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, 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 us in hand paid, we, the said grantees herein do hereby transfer and convey unto John G. Doak 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 grantees 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 $ full insurable value 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 interest 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 grantees, 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 we 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 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 advise 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 the grantees herein, their heirs, 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the 19th day of June 1974.

BAKER & FREEMAN, INC.,

BY: R. E. Baker Pres.

BY: J. R. Freeman V.P.

R. E. HOOPER

LINDA H. HOOPER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. E. Hooper et ux, Linda H. Hooper

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 19th day of June, 1974.

Helen L. Sanders
Notary Public

HELEN L. SANDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 11 August 1975.

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. E. Baker, President and J. R. Freeman Vice President with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Vice President of the Baker & Freeman, Inc.

the within named bargainor, a corporation, and that they as such President and Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Vice President

Witness my hand and seal, at office in Nashville this 19th day of June, 1974

Helen L. Sanders, Notary Public.

HELEN L. SANDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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2525 Lebanon Road
Nashville, Tenn. 37214

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RECORDER'S MEMO:
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