TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
VFW -5827 (NAME)	same (NAME)	
Route #1- (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	39
Whites Creek (CITY) (P. O. ZONE) (STATE)	same (CITY) (ZONE) (STATE)	6 94 pw

BOOK 4832 PAGE 93

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of sixteen thousand (16,000.00) DOLLARS

of which $ $3,000.00 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 a note in the amount of thirteen thousand ($13,000.00) dollars, to be repaid semi-annually in installmentsof six hundred and twenty-five ($625.00) dollars each at 8% interest.

It is agreed and understood that the balance of the note maybe repaid at any time without penalty.

It is agreed and understood that no business may be operated on this property where gasoline and oil products will be sold. The parties hereby agree that if this property is sold that the grantors will be given first opportunity to buy it back.

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.

Carl Tinsley and wife, Louise Tinsley and Miller Tinsley and wife, Dorothy Tinsley

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

VFW Post #5827

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

Being in the fourteenth Civil District, described as follows:

Beginning at an iron pin in the Northern corner of the property herein conveyed, fence running South 55° 15 minutes E. 400 feet to an iron pin; thence turning South 34° 45 minutes W. for a distance of 435.6 feet to a point in the Clarksville Hwy(US 41-a), thence turning N. 55° 15 minutes W. for a distance of 400 feet to a point in the said Clarksville Hwy; thence turning N. 34° 45 minutes E. for a distance of 435.6 feet back to the point of beginning containing 4 acres, more or less, as shown by survey of Ralph Lamberet on June 26, 1974.

There is included in the above description a right of way easement along the side running on the said Clarksville Hwy.

And being part of the same property deeded to Carl and Miller Tinsley, of record at Page 160 of Book 2991, Register's Office, Davidson COunty, Tennessee.

This is improved ( ) unimproved ( ) property known as_____
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

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 convenant 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 Richard C. Marshall 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 $ 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:

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

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 7th day of July 1974

Carl Tinsley

Louise Tinsley

Miller Tinsley

Dorothy C. Tinsley

R.V. McMahan - Commander

H.E. King - Chaplin

VFW Post 5827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of July 19 74

Bobbi Glen Wilson
Notary Public

My commission expires
(Affix Seal)

JUL-8 CONV 16,000.00
STATE OF TENNESSEE JUL-8 MORT'G 13,000.00
COUNTY OF DAVIDSON JUL-8 S'TAX A* 41.60
JUL-8 S'TAX A* 11.00
JUL-8 PR'FEE .50
JUL-8 DEED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Carl Tinsley, Louise Tinsley, Miller Tinsley, Dorothy Tinsley the 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 this 7th day of July 19 74

Commission Expires 10/17/74

H. Leon Perry
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, H. Leon Perry, a Notary Public of the State and County aforesaid, personally appeared R.V. McMahan & H.E. King with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Commander of VFW 5827 of the VFW Post 5827 the within named bargainor, a corporation, and that he as such Commander being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Commander

Witness my hand and seal, at office in Nashville this 7th day of July 19 74

Commission Expires 10/17/74

H. Leon Perry
Notary Public

INSTALLMENT DEED

FROM Carl Miller, et al

TO VFW-Post 5827

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

C 62025

IDENTIF. REFERENCE

JUL 8 12 59 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Prepared by
Leon H. Perry
Nashville, City, Tenn

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FORM NO. 1065 - MERRITT

TENNESSEE TITLE COMPANY