ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William C. Lewis (NAME)	William C Lewis (NAME)	81-12
White Lickton Pike (STREET ADDRESS OR ROUTE NUMBER)	Lickton Pike (STREET ADDRESS)	281-282
White Creek 37189 Tenn (CITY) (P. O. ZONE) (STATE)	Whites Creek 37189 Tenn (CITY) (ZONE) (STATE)	81-G 199

81-16 549-574 630 93-4 287 93-16 33-359 167

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $50,000.00

FIFTY THOUSAND and no/100---------- DOLLARS

of which $ 5,000.00 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 their joint note of even date herewith, payable to the Grantors Herein, for the sum of $45,000.00, with interest at 7% per annum, both principal and interest payable $462.78 monthly; said payment to be applied first to payment of interest on the principal amount, or so much as shall remain unpaid, and the balance to be applied to payment of principal until paid in full.

105-13 240 105-3 318 PW

THis instrument prepared by:
C.H. Briley, Jr., Attorney
344 Fourth Avenue North
NAshville, Tennessee

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.

We, WILFRED MASSEY AND WIFE, MARINOLA MASSEY

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

WILLIAM C. LEWIS AND WIFE, PATRICIA L. LEWIS

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

SEE EXHIBITS "A, B, C AND D" ATTACHED AND MADE A PART HEREOF.

NOV-17	CONV	50,000.00			
NOV-17	MORT'G	45,000.00			
NOV-17	S'TAX		A*	130.00	
NOV-17	S'TAX		A*	43.00	
NOV-17	PR'FEE		A*	.50	
NOV-17	W'DEED		A*	12.00	* 185.50

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 L. Randall Travis 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 $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 1st day of November 19 74

Wilfred Massey
WILFRED MASSEY

William C. Lewis
WILLIAM C. LEWIS

Marinola Massey
MARINOLA MASSEY

Patricia L. Lewis
PATRICIA L. LEWIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00

William C. Lewis
Affiant

Subscribed and sworn to before me, this the 1st day of Nov. 19 74

My commission expires Jan 29, 1978 (Affix Seal)

Notary Public

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 WILFRED MASSEY, MARINOLA MASSEY, WILLIAM C. LEWIS & PATRICIA L. LEWIS the bargainor, 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 1st day of Nov. 19 74

Commission Expires Jan. 29, 1978

Notary Public

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 _____

C76901

IDENTIF. REFERENCE

Nov 1 3 50 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED
G-23658-dmc

FROM
Wilfred Massey, ET UX

To
William C. Lewis, ET UX

Published by
Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2250

FORM TD 1069-MESSEY 4-1-73

"EXHIBIT A"

TRACT I:

105-13
240

Being Lot No. 30 on the Map of Duckworth's Addition, as of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 54 feet on the easterly side of 11th Avenue South, and runs back between lines 180 feet, more or less, to an alley on which it measures 52 feet.

Being property conveyed to Wilfred Massey, a 1/2 undivided interest by deed from Houston V. Smythia and wife, as of record in Book 3160, page 345, and in Wilfred Massey and wife, Marinola Massey, a 1/2 undivided interest, by deed from C. M. Russell and wife, as of record in Book 3225, page 107, said Register's Office.

TRACT II:

93-16
33

PARCEL A: 14 Cannon Street
Land in Davidson County, Tennessee, being parts of Lots Nos. 197, 198 and 199 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

BEGINNING on the northerly margin of Cannon Street at a point 35 feet, more or less, west of the westerly margin of Claiborne Street; thence with the northerly margin of Cannon Street, westerly 35 feet, more or less to the southwest corner of the property conveyed to Thomas J. McLemore and wife, by deed from Bransford Realty Co., in Book 472, page 132, Register's Office for Davidson County; thence with McLemore's easterly line, northwardly 95 feet and easterly 35 feet, more or less, and southwardly 95 feet to the beginning.

TRACT III:

93-16
359

Being the south one-half of Lot No. 8 of Block "C" on the Map of Hermitage Addition of record in Book 57, page 43, Register's Office for said County, as follows:

Said part of said Lot fronts 25 feet on the easterly side of Donelson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wilfred Massey and wife, Marinola Massey, by deed from Nannie King, as of record in Book 4309, page 144, said Register's Office.

"EXHIBIT B" BOOK 4865 PAGE 355

TRACT IV:

Land in Davidson County, Tennessee, described as follows:

93-16
167

BEGINNING at a point in the south margin of Green Street, formerly Leigh Street, at a point 150 feet west of the southwest corner of said Street and Fairfield Street; thence east 30 feet; thence south parallel to the west margin of Fairfield Street, 165 feet more or less to the north margin of a 20-foot alley; thence west 30 feet with said alley to the southeast corner of the Truett lot; thence north 165 feet more or less to the point of beginning.

Being the same property conveyed to Wilfred Massey, by deed from Robert H. POlk, Trustee, for Evelyn Byrd Foster Cathey Jennings, as of record in Book 4512, page 467, said REgister's Office.

TRACT V:

105 3
318

Being Lot No. 106 on the Plan of Trimble Addition of record in Book 19, page 220, of the Register's Office for said County.

Said Lot No. 106 fronts 50 feet on the northerly side of North Hill Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Wilfred Massey and wife, Marinola Massey, by deed from Ruth Wiggins Williamson, as of record in Book 4062, page 459, said Register's Office.

TRACT VI:

81-16
349

Being the northerly 11 feet of Lot No. 10 and the southerly 19 feet of Lot No. 9 on the Plan of "Rowan Place' a copy of which plan is of record in Book 161, page 79, Register's Office for said County.

Said parts of said lots front together 30 feet on the easterly side of Rowan Place, and extend back easterly between parallel lines to the easterly line of said property as indicated on the plan in Book 161, page 79, said Register's Office.

Being the same property conveyed to Wilfred Massey, by deed from Laura Jones, a single person, as of record in Book 3677, page 267, said Register's Office.

TRACT VII:

81-16
630

Being the easterly 28 feet of Lot No. 16 on the Map of Samuel Haslam's Plan of Lots 21-17, Register's Office for said County, as follows:

BEGINNING at a point in the northerly margin of Jackson Street, 118 feet easterly from the easterly margin of Warren Street, running thence North 36° 45' west 61 feet to a point in the line of Lots 16 and 17; thence North 55° east 28 feet to a hub in the westerly margin of a 12-foot alley; thence with said alley, south 36° 45' east 61 feet to the northerly margin of Jackson Street, thence with said Jackson Street, south 55° west 28 feet to the point of beginning.

Being the same property conveyed to Wilfred Massey and wife, Marinola Massey, by deed from William H. Robin and wife, as of record in Book 4156, page 217, said Register's Office.

"EXHIBIT C"

TRACT VIII:

81-16 Being the westerly 30 feet of Lot No. 17 on the PLan of B. W. Hall's Addition, as of record in Book 17, page 261, Register's Office for said County.

594 SAid part of Lot No. 17 fronts 30 feet on the northerly side of Jackson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wilfred Massey, by deed from R. R. Worrall, Clerk and Master, of record in Book 4239, page 411, said Register's Office.

TRACT IX:

81-12 282 Being parts of Lots Nos. 251 and 252 of McGavock Addition to Nashville, of record in Book 21, page 23, Register's Office for said County, as follows:

Said parts of said Lots front 37 feet on the northerly side of Cheatham Street, and begins at a point in said margin of said Street, 36-1/2 feet to the westerly margin of Polk Street; runs thence northerly 100 feet; thence westerly 37 feet; thence southerly 100 feet, thence 37 feet to the beginning.

Being the same property conveyed to Wilfred Massey and wife, Marinola Massey, by deed from Sadie Mae Lush, unmarried, as of record in Book 3919, page 192, said Register's Office.

TRACT X:

81-12 281 Being the westerly parts of Lots Nos. 251 and 252 on the Map of McGavock's First Addition to the Town of Nashville, as of record in Book 21, page 23, Register's Office for said County.

Said parts of Lots Nos. 251 and 252 front 75 feet on the northerly side of Cheatham Street and runs back between parallel lines, along the easterly margin of a 16-foot alley, 100 feet to the south line of Lot No. 253.

Being the same property conveyed to Wilfred Massey and wife, Marinola Massey, by deed from W. E. Buist, Jr. and wife, as of record in Book 3977, page 945, said Register's Office.

TRACT XI:

92-4 261 Being part of Lots 24 and 25 on the Plan of Holt's Addition to Nashville, as of record in Book 21, page 33, Register's Office for said County.

Said part of said lots fronts 68 feet on the west side of Warren, formerly Holt Street, and extends back between parallel lines with the southerly margin of an alley 60 feet to a dead line.

Being the same property conveyed to Wilfred Massey and wife, Marinola Massey, by deed from W. E. Buist, Jr. and wife, as of record in Book 4119, page 392, said Register's Office.

"EXHIBIT D"

TRACT XII:

81-8
199

Being the southeast part of Lots Nos. 426 and 428 on the PLan of North Nashville, Real Estate Company's Plan, as of record in Book 21, page 105, Register's Office for said County, as follows:

BEGINNING at a point in the westerly margin of 7th Avenue North, at the southeast corner of Lot No. 426; thence south 61° 52' 42" west along the south line of Lot No. 426, 86 feet; thence across Lot No. 426 and part of Lot 428, north 29° 17' 24" east 102.12 feet to the westerly margin of 7th Avenue North; thence with said Avenue south 28° 05' 28" east 55 feet to the beginning.

Being the same property conveyed to Wilfred Massey and wife, Marinola Massey, by deed from W. E. Buist, JR. as devisee under the will of Ethel Buist, deceased, and wife, as of record in Book 4134, page 848, said Register's Office.