MAIL TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

TRUMAN CARTER and wife

MABEL CARTER

TO

DONALD J. HORNER

For draftsman's use

THIS INSTRUMENT PREPARED BY:
HENRY K. BUCKNER, JR. ATTY.
3937 GALLATIN ROAD
NASHVILLE, TENN. 37216

BOOK 4867 PAGE 785

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD J. HORNER (NAME)	same (NAME)	71-7
113 E. TRINITY LANE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	129
NASHVILLE TENN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12D 1720

(FOR REGISTER'S USE)

C77984

IDENTIF. REFERENCE

Nov 13 11 07 AM '74

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Nov 1974.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Dec. 5, 1977

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of $30,000.00
THIRTY THOUSAND AND NO/100 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 one note for $2,000.00 payable to Truman Carter & Mabel Carter on or before the 8th day of FEB. 1975. Said note bears the interest at the rate of 8½% eight and one half percent per annum. Another note in the principal sum of $25,000.00, payable to the order of TRUMAN CARTER et ux, MABEL CARTER, in consecutive monthly installments of $277.52 including principal and interest, interest being at the rate of 8½% eight and one half percent per annum, on the unpaid principal sum which shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum untill the entire amount, both principal and interest, has been paid, the first installment shall become due and payable on or before the 8th day of Dec., 1974., and thereafter, said consecutive monthly installments shall continue as aforesaid. Amounts paid will be credited first to interest accrued; the balance will be credited to the amount of unpaid principal sum

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,

TRUMAN CARTER and wife MABEL CARTER

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

DONALD J. HORNER a single man

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

A tract of land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described according to a survey by Yokley and Waggoner, Engineers, February 14, 1951, as follows: Beginning at a point on the northerly margin of Trinity Lane, as widened, at the southeast corner of the property conveyed to Doyle T. Sherrill, by Deed from W.G. Jacobs and wife, of record in Book 1942, page 309, Register's Office for said County; thence with the northerly margin of said Trinity Lane, eastwardly 19.66 feet to the western boundary line of J.B. Haynes' Oriental Subdivision, as of record in Book 161, pages 26 and 27, said Register'S Office; thence with the western boundary line of said Subdivision, northwardly 312.96 feet to a point; thence westwardly 174 feet; thence southwardly 94 feet, more or less, to the northwest corner of the property conveyed to Virginia L. Myers, by Deed from W.G. Jacob and wife, of record in Book 1683 , page 503, said Register's Office; thence with the northern boundary line of said Myers and Sherrill property eastwardly 110 feet to Sherrill's northeast corner; thence with the eastern boundary line of said Sherrill property southwardly 202.6 feet to the beginning, Being the same property conveyed to TRUMAN CARTER and wife, MABEL CARTER, by deed from W.G. Jacob and wife, MARGARET L. JACOB , of record in Book 2030, page 253, Register's Office for Davidson County, Tennessee.

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

BOOK 4867 PAGE 786 MAIL TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

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 seised 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 Jim Stevens 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 $ 20,000.00 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 8th day of Nov 1974.

X Truman Carter X Donald J. Horner

X Mabel Carter

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 TRUMAN CARTER and wife MABEL CARTER

DONALD J. HORNER

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, Tennessee, this 8th day of Nov, 1974

Edna Earle Carter Notary Public.

My Commission Expires Dec. 5, 1977

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

NOV 13 74 CONV 30,000.00
NOV 13 74 MORT'G 27,000.00
NOV 13 74 S'TAX A* 78.00
NOV 13 74 S'TAX A* 25.00
NOV 13 74 RELEASE A* .50
NOV 13 74 W'DEED A* 4.00 * 107.50

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, 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

JIM STEVENS
"SALES THAT SATISFY"
REALTY & AUCTION ASSOCIATES
228-2541 JIM STEVENS, Auctioneer 3937 Gallatin Rd.
Licensed in Tenn. & Ky. - Realtors & Auctioneers Assn. Nashville, Tenn.