BOOK 4879 PAGE 255

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

HENRY CARL VAUGHT, ET UX

TO

THOMAS L. FRECK, ET UX

For draftsman's use

This instrument prepared by:

JOHN T. CONNERS, JR.
ATTORNEY AT LAW
21st FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Freck, et ux (NAME)	SAME (NAME)	6DU 30355
4908 Darlington Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	147-10-3
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JAN 3 3 43 PM '75

FEE REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$33,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Jan 1975

John T. Conners, Jr.
Notary Public

MY COMMISSION EXPIRES: 7-1-75

(AFFIX SEAL)

C83315

FOR AND IN CONSIDERATION OF the sum of Thirty Three Thousand ($33,000.00) DOLLARS

of which $ 10,000.00 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 promissory note of even date, in the sum of Twenty Three Thousand ($23,000.00) Dollars, with interest at the rate of 9.5 percent per annum, payable to Henry Carl Vaught and wife, Hazel H. Vaught, in equal monthly installments of Two Hundred Fourteen and 40/100 ($214.40) Dollars each, for a period of 240 months, the first said payment being due and payable on February 3, 1975, and monthly thereafter, until the final such payment which will be due on January 3, 1995.

Grantors reserve the right to approve the assumption of this indebtedness by any subsequent grantee(s). Grantees shall not permit additional liens to encumber the herein conveyed property without the written consent of the Grantors.

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,

~~Henry Carl Vaught and wife, Hazel H. Vaught,~~

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

Thomas L. Freck and wife, Rebecca J. Freck,

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

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Caldwell Country Estates, Section II, as of record in Book 2663, Page 128, Register's Office for said County.
Said Lot fronts 100.14 feet on the northeasterly side of Darlington Court and runs back 450.57 feet on the northwesterly line and 426.7 feet on the southeasterly line to a broken line in the rear on which it measures 120.7 feet.
Included in the above description, but EXPRESSLY EXCLUDED THEREFROM, is 0.04 plus or minus acre of said property conveyed to Mrs. Willa Wood Dillingham, by Henry Carl Vaught and wife, Hazel H. Vaught, of record in Book ____, Page____, Register's Office for Davidson County, Tennessee.
BEING property conveyed to Henry Carl Vaught and wife, Hazel H. Vaught, by deed from Robert Marshall Shockley and wife, Jane E. Shockley, of record in Book 4616, page 125, Register's Office for Davidson County, Tennessee.
Said conveyance is subject to restrictive covenants of record in Book 2907, Page 93, as amended in Book 2921, Page 87, and Book 2921, Page 601, Register's Office for Davidson County, Tennessee, and 40' minimum building setback line, and a 10' easement for public utilities along rear of line, and a 2.5 x 30 foot utility anchor easement located on the northwesterly front corner of said lot, all shown on plan of record in Book 2663, Page 128, said Register's Office; and lien for Metro taxes for the year 1975, which have been prorated and assumed by the grantees herein.

Improved property, known as 4908 Darlington Court, Nashville, Tennessee 37211.

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 _____ 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 $actual 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 part 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 3rd day of January, 19 75.

Thomas L. Freck — THOMAS L. FRECK

Henry Carl Vaught — HENRY CARL VAUGHT

Rebecca J. Freck — REBECCA J. FRECK

Hazel H. Vaught — HAZEL H. VAUGHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Y. Conners Jr, a Notary Public in and for said County and State, the within named HENRY CARL VAUGHT and wife, HAZEL H. VAUGHT, and THOMAS L. FRECK and wife, REBECCA J. FRECK 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 3rd day of January, 1975.

John Y. Conners — Notary Public.

Commission expires 7-1-75

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 _____.

JAN-3[illegible] CONV 33,000.00
JAN-3[illegible] MORT'G 23,000.00
JAN-3[illegible] S'TAX A* 85.80
JAN-3[illegible] A* 21.00
JAN-3[illegible] P'NFEE A* .50
JAN-3[illegible] W'DEED A* 4.00 * 111.30

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____.