ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Richard C. Bibb, et al (NAME)	same (NAME)	Map 127
Route 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 5
White Bluff, Tn. 37187 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 4886 PAGE 818

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $109,200.00----------ONE HUNDRED NINE THOUSAND TWO HUNDRED AND NO/100 DOLLARS

of which $ 63,562.52 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 promissory note of even date herewith in the principal amount of $45,637.48, plus 8% interest per annum in advance. Advance annual interest payments only for the first five years, thereafter; principal and interest to be paid in five annual installments. The first of said advance interest payments shall be paid February 3, 1975, with each annual payment due the same day of each succeeding year until paid in full. Privilege is reserved of prepaying a portion of the balance or prepaying the entire balance at any time without penalty.

FEB-4-75	CONV	90,000.00		
FEB-4-75	CONV	19,200.00		
FEB-4-75	MORT'G	45,637.48		
FEB-4-75	S'TAX		A* 283.92	
FEB-4-75	S'TAX		A* 43.60	
FEB-4-75	PR'FEE		A* .50	
FEB-4-75	W'DEED		A* 6.00	* 334.02

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.

M. C. or Marion Courtney Bratton, single

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Richard C. Bibb, Jr., a 1/3 undivided interest, Zollie H. Bibb, a 1/3 undivided interest, Robert N. Clement, a 1/3 undivided interest, herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See Attached Sheet for complete legal description.

This is improved ( ) unimproved (X) 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 Bobby C. Bratton 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 $ 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 advice 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 February 19 75

X M. C. Bratton
M. C. (Marion Courtney) Bratton

X Richard C. Bibb
Richard C. Bibb

X Zollie H. Bibb, Jr.
Zollie H. Bibb, Jr.

X Robert N. Clement
Robert N. Clement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109,200.00

Affiant

Subscribed and sworn to before me, this the 3rd day of February 19 75

My commission expires 8/14/76 (Affix Seal)

Notary Public

STATE OF Tennessee
COUNTY OF Dickson

Personally appeared before me, Connie Brown a Notary Public in and for said County and State, the within named Zollie H. Bibb, Jr. - Richard C. Bibb, Robert N. Clement 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 White Bluff, Tenn. this 28th day of January 19 75

Commission Expires 4-29-78

Connie Brown Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverly W. Crabtree, a Notary Public in and for said County and State, the within named, M. C. Bratton, 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, Tennessee, this 3rd day of February, 19 75

Beverly W. Crabtree Notary Public.

My commission expires: 8/14/76

INSTALLMENT DEED

FROM M. C. or Marion Courtney Bratton

TO Richard C. Bibb, et al

C 8 6 4 0 5 1

IDENTIF. REFERENCE

FEB 4 12 34 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

Published by
Tennessee Title
office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM NO. 1003-HESSEY 4-1-73

Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, and being parts of Lots Nos. 3, 4, and 6 on the Map of Racy Hows Lands, of record in Book 21, page 137, Register's Office for said County, and bound and described together as follows:

Beginning at a point on the north margin of the right of way of U. S. Highway No. 70 or State Highway No. 1 at the west margin of Buffalo Creek Road, a corner of the property conveyed to W. D. Hutton by deed of record in Book 735, page 610, said Register's Office, and being the southeast corner of the property herein described; thence with the west margin of Buffalo Creek Road, north 30° west 37-1/2 poles to a point on the west margin of said road; thence easterly to the center of said road; thence with the center line of said road, north 1-1/2° east 6.06 poles, north 15° east 30.30 poles, north 17° east 31.27 poles to a point, 2.48 poles east of the common corner of Lots Nos. 3 and 6, the south line of the property conveyed to Edward E. Shiel, by deed of record in Book 1132, page 116, said Register's Office; thence with Shiel's south line, north 76-1/2° west 223 poles more or less to a point, the common corner of Lots Nos. 6 and 8, the northeast corner of the property conveyed to Henry Stein, Jr., by deed of record in Book 1003, page 363, said Register's Office; thence with Stein's easterly line as follows: south 3-1/2° west 96.4 poles to a hickory, south 67-1/2° east 48.2 poles to a stake, the northwest corner of that part of Lot No. 4 conveyed to Hillard Travis, et al, by deed of record in Book 1217, page 78, Register's Office for said County; thence with the north line of the Travis property south 87° 20' east 2129.8 feet to a wild cherry, Travis' northeast corner; thence with Travis' east line as follows: south 11° 45' east 216.7 feet to a post, south 19° 10' east 71.3 feet to a hickory south 71° 15' east 78 feet to a stake; south 35° 25' west 171.8 feet to a post; south 20° 30' west 114.4 feet to a post in the north margin of the right of way of U. S. Highway No. 70, Travis' southeast corner; thence with the north margin of said highway, north 84° east 500 feet to the point of beginning.

INCLUDED in the above, but EXCLUDED therefrom is that part of the property conveyed to Clessie L. Garland and wife, by deed from Marion Courtney Bratton, as of record in Book 3885, page 936, and by deed of correction of record in Book 3905, page 863, said Register's Office, described as follows:

Being part of Lot Nos. 3 and 6 on the Map of Racy Hows Lands, as of record in Book 21, page 137, Register's Office for said County, described according to a survey made by Geo. W. Watkins, Surveyor, June 17, 1965, as follows:

Beginning on the westerly margin of Buffalo Road in the southerly line of Tract No. 2 conveyed to Hilliard Travis, et al, by deed from Edward E. Schiel and wife, of record in Book 1850, page 148, Register's Office for said County; thence with the southerly line of said property and the southerly line of the property conveyed to Reese L. Smith, Jr. and Karl E. Haury by deed from William U. Smith et al, of record in Book 3377, page 415, said Register's Office, north 74° 45' west 1415.7 feet to an iron pin; thence south 18° west 200.3 feet to an iron pin; thence south 74° 45' east 1415.7 feet to the westerly margin of Buffalo Road; thence with said Road north 18° east 200.3 feet to the beginning, containing 6.5 acres, more or less.

Being part of the property conveyed to M. C. or Marion Courtney Bratton, by two deeds: one from Henry Goodpasture and wife, of record in Book 1227, page 302 and one from Ethel Marvine Bratton, of record in Book 1451, page 579, said Register's Office.