THIS INSTRUMENT PREPARED BY
AND MAIL TO
ENTREKIN, JOHNSON & NELLEY, ATTYS.
TWENTY-SIXTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

Installment Deed

BOOK 4901 PAGE 62

GRANTEE(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harlon J. Kimbro, Sr.	SAME.	163
(NAME:)	(NAME:)	
2200 Clifton Road		Par 192
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37203		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mpd

Q.E.

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand Dollars----------

----------($25,000.00)----------*Dollars,*

of which Two Thousand Five Hundred and No/100----------

----------($2,500.00)----------*Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twenty-Two Thousand Five Hundred

----------($22,500.00)----------*Dollars,*

HARLON J. KIMBRO, SR.

has S *executed*

an Installment Deed Note of even date herewith in the sum of Twenty-Two Thousand Five Hundred and No/100 ($22,500.00) payable in five (5) equal annual installments of $4,500.00 each, commencing April 1, 1976 and ending April 1, 1980, together with interest thereon as more particularly set forth in said Installment Deed Note,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, INTERCHANGE DEVELOPMENT CORPORATION, a Tennessee corporation, its successors and assigns,

have this day bargained and sold, and do hereby transfer and convey unto the said

HARLON J. KIMBRO, SR.

his representatives~~successors~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Company, dated June 26, 1972, as follows:

Beginning at a point in the easterly margin of proposed Cane Ridge Road, said point being 340.0', more or less from the center line of Bell Road, and proceeding as follows: with the said easterly margin around a 314.7'-radius curve to the left, a distance of 114.17' to a point; thence, North 68° 21' West a distance of 138.89' to a point; thence, South 88° 05' East a distance of 121.86' to a point; thence, with a 435.6'-radius curve to the right, a distance of 171.80' to a point; thence, South 42° 29' West a distance of 92.73' to the point of beginning and containing 0.29 acres, more or less.

Being part of the same property conveyed to Interchange Development Corporation by deed from William R. Chasteen, of record in Book 4176, page 128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easement for construction and maintenance of a channel change of record in Book 2857, page 59, Easement for right-of-way of relocated Cane Ridge Road lying within boundaries of premises, and Easement for constructing and maintaining sanitary sewers of record in Book 4264, page 904, all of record in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is 25,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of April, 1976

Notary Public

My commission expires May 24, 1978

(Affix Seal)

HELEN S. KIMBRO, wife of HARLON J. KIMBRO, SR., joins herein for the purpose of conveying any dower, homestead and/or marital right she may have in and to the above described property.

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said HARLON J. KIMBRO, SR., his representatives ~~successors~~, *heirs and assigns forever.* it does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for the 1975 real property taxes and as otherwise indicated herein.

It does *further covenant and bind* itself, its successors and / assigns, *to warrant and forever defend the title to said real estate to said* HARLON J. KIMBRO, SR. his representatives, ~~successors~~, *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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said HARLON J. KIMBRO, SR. *hereinafter referred to as trustors, hereby transfer and convey unto* Ervin M. Entrekin, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $/at least fair markct value of improvements *until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 1st *day of* April, *19*75.

INTERCHANGE DEVELOPMENT CORPORATION

BY: Theodore H. Leatherbury, President

Harlon J. Kimbro Sr.
HARLON J. KIMBRO, SR.

Helen S. Kimbro
KIMBRO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* HARLON J. KIMBRO, SR. and wife, Helen S. KIMBRO,

the within named 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* 1st *day of* April, *19*75.

Margaret B. Solomon
Notary Public

Commission expires May 1, 1978

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF.....
COUNTY OF.....

Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned*, a Notary Public of the State and County aforesaid, personally appeared* Theodore H. Lightfoot*, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* INTERCHANGE DEVELOPMENT CORPORATION*, the within named bargainor, a corporation, and that* he *as such* President*, 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* President

Witness my hand and seal, at office in Nashville, Tennessee
this 1st *day of* April*, 19* 75

Commission expires Oct 28 1978

Edgar E. Goodwin *Notary Public*

EDGAR E. GOODWIN NOTARY PUBLIC DAVIDSON COUNTY

APR-3 75	CONV	25,000.00				
APR-3 75	MORT'G	22,500.00				
APR-3 75	S'TAX		A*	65.00		
APR-3 75	S'TAX		A*	20.50		
APR-3 75	PR'FEE		A*	.50		
APR-3 75	W'DEED		A*	8.00	*	94.00

INSTALLMENT DEED

FROM

TO

C 92944

IDENTIF. REFERENCE

APR 3 12 28 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238