BOOK 4902 PAGE 827

Installment Deed

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Guye	same	
(NAME:) 2xx-2xx White Bridge Rd	(NAME:)	103-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	154-155
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-eight Thousand Five Hundred and no/100 ($38,500.00) ---------- *Dollars,*

of which none *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Thirty-eight Thousand Five Hundred and no/100 ($38,500.00) ---------- *Dollars,*

Robert H. Guye *has executed*

two equal notes each in the principal amount of $19,250.00, payable to M. S. Poteat and Joe H. Miles in equal monthly installments of $233.70, beginning on the 1st day of May, 1975, and continuing with a like amount on the same day of each month for a total of 120 equal installments, including interest at 8% per annum,

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,

we, M. S. Poteat and Joe H. Miles,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert H. Guye,

his *(successors), heirs and assigns,*

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

TRACT I:
Being part of Lot No. 25 on the Plan of the subdivision of the C. C. Vernon Farm, as of record in Book 161, page 164, REgister's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, April 10, 1955, as follows:
BEGINNING on the easterly margin of White Bridge, formerly Whitworth Road at a point 187 feet south of the southerly margin of Burgie Street; thence with said Road southwardly 50 feet to the northwest corner of the property conveyed to W. L. Sladek, Sr. and wife, by deed from C. M. Crow, Trustee, et al, of record in Book 1718, page 382, said Register's Office; thence with the northerly line of said Sladek property eastwardly 200 feet to the southwest corner of the property conveyed to Edward C. Wilkinson and wife, by deed from Alphonso Pamanzini, and wife, of record in Book 2027, page 459, Register's Office; thence with the westerly margin of said Wilkinson property northwardly 50 feet; thence westwardly 200 feet to the beginning.
BEING the same property conveyed to M. S. Poteat and Joe H. Miles, by deed from Richard Dance, Trustee, of record in Book 4471, page 636, said Register's Office.

TRACT II:
Being part of Lot No. 25 on the Plan of the subdivision of the C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, (cont'd)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Affiant

Subscribed and sworn to before me, this the 1st day of April 1975

Notary Public

My commission expires: 9/13/78
(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

described according to a survey made by Buford Wimm, Surveyor, November 5, 1951, as follows:

BEGINNING on the easterly margin of White Bridge Road, formerly Whitworth Road, at a point 237 feet south of the southerly margin of Burgie Street, being the southwest corner of the property conveyed to Alphonso Parnanzini and wife, by deed from C. M. Crow, Trustee, et al, of record in Book 1711, page 532, said Register's Office; thence with the easterly margin of White Bridge Road, South 10° 20' East 49.8 feet to Lula B. White's northwest corner; thence with the northerly line of said White property, south 86° 10' east 225.5 feet to an iron pin, the southwest corner of the property conveyed to Benjamin F. Hutcherson and wife, by deed from W. L. Slodek, Sr., and wife, of record in Book 2035, page 467, said Register's Office; thence with the westerly line of said Hutcherson property, north 10° 20' west 49.8 feet to an iron pin in the southerly line of the property conveyed to Edward C. Wilkinson and wife, by deed from Alphonso Parnanzini and wife, of record in Book 2027, page 459, said Register's Office; thence with the southerly line of said Wilkinson Property and with the southerly line of the property conveyed to Parnanzini by deed of record in Book 1711, page 532, above referred to, north 86° 30' west 225.5 feet to the beginning.

Being the same property conveyed to M. S. Poteat and Joe H. Miles by deed of record from William O. Lee, Trustee, of record in Book 4784, page 129, said Register's Office.

INCLUDED in the above descriptions but excluded therefrom is that part of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4894, page 807, said Register's Office.

This is unimproved ( ) improved (X) property, known as 288-290 White Bridge Road, Nashville, Tennessee
(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 Robert H. Guye *his (successors), heirs and assigns forever.* We *covenant 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.*, except as of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert H. Guye, his *(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 unnccessary 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 Robert H. Guye *hereinafter referred to as trustors, hereby transfer and convey unto* J. M. Grissim, *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 $ 31,000.00, *or at least the maximum insurable value, 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

M. S. Poteat

Joe H. Miles

Robert H. Guye

Norma Guye

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John M. Oder, *a Notary Public in and for said County and State,* M. S. Poteat and Joe H. Miles, ~~Robert H. Guye and Norma Guye~~

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

Commission expires 6-14-75

John M. Oder
Notary Public

JOHN M. ODER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4902 PAGE 830

Personally appeared before me, Sharon Goin, *a Notary Public in and for said County and State,* Robert H. Guye and Norma Guye

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

Sharon Goin *Notary Public*

SHARON GOIN * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Commission expires September 12, 1978

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 .....

APR-9 75	CONV	38,500.00			
APR-9 75	MORT'G	38,500.00			
APR-9 75	S'TAX		A*	100.10	
APR-9 75	S'TAX		A*	36.50	
APR-9 75	PR'FEE		A*	.50	
APR-9 75	W'DEED		A*	8.00	* 145.10

INSTALLMENT DEED

FROM
M. S. POTEAT and
JOE H. MILES

TO
ROBERT H. GUYE

C 93659

IDENTIF. REFERENCE

APR 9 11 05 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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