This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

DOROTHY MAY YOUNG,

a widow

TO

WILLIAM J. NELMS et ux

For draftsman's use

This instrument was prepared by:

Robertson, Stinnett & Coss,
Attys., P.C.
Ashland City, Tennessee 37015

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Nelms (NAME)	Same (NAME)	Map 29
5325 Rawlings Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 87
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mail to

(FOR REGISTER'S USE)

C 96692

IDENTIF. REFERENCE T

MAY 2 1 19 PM '75

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 6,500.00 William J. Nelms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 1975.

James W. Stinnett, Jr.
Notary Public

MY COMMISSION EXPIRES: 10/31/76

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of One Thousand, Five Hundred/and No/100- ($6,501.00) DOLLARS

of which $ 1.00 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 their joint promissory lien note of even date herewith, payable to the order of DOROTHY MAY YOUNG, in the original principal sum of $6,500.00, in 130 monthly installments of $50.00 each, together with interest at the rate of 6% on the unpaid balance, beginning May 1, 1975, with a like payment on the 1st day of each succeeding month thereafter, and the final such payment on February 1, 1986. Said interest is payable on each principal payment date, in addition to said principal payment.

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,

I, Dorothy May Young

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

William J. Nelms and wife, Joyce Fay Nelms

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Parcel No. 1: Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described as Tract No. 3 according to a survey made by C. J. Carney, Surveyor, May 29, 1957, as follows: BEGINNING at a point in the northern boundary line of the property conveyed to Nichols, N 9° 15' W 299.3 feet and N 42° W 120.8 feet from the center of the Old Eaton's Creek Road; thence with the northern boundary line of said Nichols property and the property conveyed to Lee Aita, N 83° W 510 feet to the SE corner of Tract No. 1 shown on said survey; thence with the line between said Tracts Nos. 1 and 3, N 60° 54' E 132 feet to the common corner of Tracts Nos. 1, 3 and 4 as shown on said survey; thence with the line between tracts 3 and 4, N 86° 57' E 152 feet; thence S 63° 15' E 238 feet; thence S 42° E 36.1 feet to the beginning, containing 0.78 acre, more or less.

Parcel No. 2: Easement for the benefit of Parcel No. 1 as created by deed from William W. Glenn et ux to James B. Johnson et ux, of record in Book 4342, page 39, said Register's Office, for ingress and egress over, under and across the premises described as follows: AN EASEMENT for a driveway as now existing and as shown on the above survey extending from the SE corner of Tract No. 4 on said survey in an easterly and southerly direction to Eaton's Creek Road on and across and over a strip or parcel of land which is dedicated for said purposes and to be used jointly by the owners of Tracts Nos. 1, 2, 3 and 4 as shown on said survey, their heirs and assigns, and which is described as follows:

(Description continued on attached sheet)

This is unimproved ( ) improved ( ) 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 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.

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 Charles R. Pullen 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 $ insb 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 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 28th day of April 19 75

Mrs Dorothy Mayoung — William J Nelms

Joyce Fay Nelms

STATE OF TENNESSEE }
COUNTY OF ~~RAVIDSON~~ } CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy May Young, a widow, AND WILLIAM J. NELMS and wife, JOYCE FAY NELMS 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 Ashland City Tennessee, this 28th day of April, 19 75

James H. Stinnett, Jr. Notary Public

Commission expires 10/31/76

JAMES H. STINNETT, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personal ..... with whom I am personall ..... 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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,500.00
James H. Stinnett Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 1975.
Deputy Register

INSTALLMENT DEED - DOROTHY MAY YOUNG, a widow, to WILLIAM J. NELMS, Et ux

BEGINNING at the southeast corner of Tract No. 4 on said survey being also the southwest corner of the property conveyed to Sanders; thence with the southern boundary line of said Tract No. 4, S 71° 30' W 67.5 feet to the common corner of Tract Nos. 3 and 4; thence with the eastern boundary line of said Tract No. 3, S 63° 15' E 238 feet; thence S 42° E 156.9 feet; thence S 9° 15' E 299.3 feet to the center of Old Eaton's Creek Road; thence with same S 88° E 50 feet; thence N 9° 15' W 299.3 feet; thence N 42° 2 285 feet; thence N 73° W 122.1 feet to the beginning, containing 0.78 acre, more or less.

BEING the same property conveyed to Fred Young and wife, Dorothy May Young by deed from James B. Johnson and wife, Doris Ann Johnson, of record in Book 4452, page 244, Register's Office for Davidson County, Tennessee. The said Fred Young is now deceased, and the grantor herein acquired the entire fee as surviving tenant by the entireties.

MAY-25	CONV	*6,501.00				
MAY-25	MORT'G	*6,500.00				
MAY-25	S'TAX		A*	16.90		
MAY-25	S'TAX		A*	4.50		
MAY-25	PB'FEE		A*	.50		
MAY-25	W'DEED		A*	6.00	*	27.90