BOOK 4912 PAGE 986

This Form furnished by Attorneys Title Company, Inc.

**INSTALLMENT DEED** Form No. WD-4

**FROM**

Thelma S. Booth, a widow

**TO**

Paul Thomas Miller and wife, Linda M. Miller

For draftsman's use

This instrument was prepared by
A. T. Levine, Jr., Attorney
Stahlman Building
Nashville, Tennessee

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul Thomas Miller (NAME) | Paul Thomas Miller (NAME) | |
| 4001 Sneed Road (STREET ADDRESS OR ROUTE NUMBER) | 4001 Sneed Road (STREET ADDRESS) | 116-16 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | 103.00 |

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 15 1 42 PM '75

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$61,000.00 Paul Thomas Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 1975

Jo Anne Smith
Notary Public

MY COMMISSION EXPIRES: March 28 1979

(AFFIX SEAL)

C98475

**FOR AND IN CONSIDERATION OF** the sum of Sixty One Thousand and No/100 ($61,000.00) DOLLARS

of which $ 12,000.00 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 their two (2) notes of even date herewith as follows: Note No. (1) in the original principal amount of $41,000.00, payable to the order of Thelma S. Booth in 120 monthly installments of $300.85 each, the first of which is due and payable on the 1st day of July, 1975, and thereafter a like amount on the 1st day of each succeeding month, with the final and last installment being due and payable on the 1st day of June, 1985. The installments include interest at the rate of 8% per annum, said payments to be applied first to interest and balance to principal until the entire amount, both principal and interest, shall have been paid in full; Note No. (2) in the original principal amount of $8,000.00, payable to the order of Thelma S. Booth on or before June 1, 1985, plus interest at the rate of 8% per annum, all in accordance with the terms and conditions as set out in said notes.

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, Thelma S. Booth, a widow

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

Paul Thomas Miller and wife, Linda M. Miller

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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 25 of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County, described as follows:

Beginning on the westerly margin of Sneed Avenue at the corner of Lots Nos. 24 and 25; thence with the westerly margin of said Avenue, northwardly 109.9 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.5 feet to the southerly margin of Sneed Terrace; thence with the southerly margin of said Sneed Terrace, westwardly 189.9 feet to the northwest corner of Lot No. 25; thence with the west line of said lot; southwardly 130 feet to the corner of Lots Nos. 24 and 25; thence with the line between said lots, eastwardly 210 feet to the westerly margin of Sneed Avenue, the point of beginning.

Being the same property conveyed to Erwin T. Booth and wife, Thelma S. Booth by deed from A. K. Head and wife, Helen C. Head, of record in Book 1586, page 229, Register's Office for Davidson County, Tennessee. The said Erwin T. Booth having since died.

This conveyance is made subject to restrictive covenants of record in Book 1049, page 546, and Book 1334, page 221, said Register's Office; the Plan of record in Book 1424, page 16, said Register's Office; and Easement for sanitary sewers and/or storm drainage of record in Book 3924, page 412, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4001 Sneed Road (House Number) (Street) Nashville, Tennessee 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 A. T. Levine, Jr. 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 $insurable 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 14th day of May 19 75.

Paul Thomas Miller

Linda M. Miller

Thelma S. Booth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Thelma S. Booth and Paul Thomas Miller and wife, Linda M. Miller 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 14th day of May, 19 75

Jo Ann Smith, Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires March 21, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, MAY15 CONV 61,000.00, a Notary Public of the State and
MAY15 MORTG 49,000.00
County aforesaid, personally appeared, MAY15 STAX A* 158.60
with whom I am personally acquainted and who, upon oath, acknowledged MAY15 INSTAX A* 47.00 to be
of the MAY15 PRTFEE A* .50
MAY15 WDEED A* 4.00 * 210.10
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