BOOK 4913 PAGE 288

Mail to

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
Robert Harold Laird et ux,
Leslie K. Laird

TO
Florence A. Lund and
T. Poe Williams

For draftsman's use

THIS INSTRUMENT PREPARED BY:
John G. Doak, Attorney
2525 Lebanon Rd.
Nashville, Tennessee 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Florence A. Lund and T. Poe Williams 361 Blue Grass Ave. (STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Fidelity Fed. S. & L. Assoc. (NAME) 226 Third Ave. N. (STREET ADDRESS) Nashville, Tennessee (CITY) (STATE) (ZIP)	51-12 84

(FOR REGISTER'S USE)

C98595

IDENTIF. REFERENCE

MAY 16 11 24 AM '75

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,500.00 T. Poe Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 19 75

Helen L. Davidson
Notary Public

MY COMMISSION EXPIRES: 11 August 1975

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Forty Thousand Five Hundred and no/100 ($40,500.00) DOLLARS

of which $ 10,568.51 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees agree to assume and to pay the balance of the first mortgage indebtedness on the premises dated May 25, 1973 of record in Book 4712, page 866, Register's Office for Davidson County, Tennessee to secure to Fidelity Fed. S. & L. Assoc. the payment of a note in the original principal amount of $25,600.00; and, Grantees have executed an installment deed note payable to the order of Robert Harold Laird and wife, Leslie K. Laird in the principal amount of $5,500.00 payable in 60 successive, equal, monthly installments of $113.51 each commencing on the 1st day of July, 1975; said payments include both principal and interest at the rate of 8-3/4% per annum on the unpaid principal balance.

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,
Robert Harold Laird and wife, Leslie K. Laird

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto
Florence A. Lund and T. Poe Williams

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

Two tracts of land in Davidson County, Tennessee described as follows:

Tract 1: BEING part of Lot No. 4 as described in deed from William Abner Gore et ux to Sallie core Looney, of record in Book 1040, page 397, Register's Office for Davidson County, Tennessee as follows:

BEGINNING at the southeast corner of the property described in the above mentioned deed; thence with the southerly line of said property N. 74° 32' W. 170.57 feet; thence northwardly 58.3 ft.; thence S. 64° 56' E. 175.3 feet; thence S.33°22' W. 30 feet to the beginning.

Tract 2: BEING Lot No. 3 and the easterly 53 feet fron and 75.57 feet rear of Lot No. 2 on the Map of Andrew Jackson's Addition to Montague Park Subdivision, as of record in Book 547, page 83-84, Register's Office for said County.

SAID Lot No. 3 and part of Lot No. 2 front together 151 feet on the northerly side of Blue Grass Avenue and run back 168 feet on the easterly line and 106 feet, more or less, on the westerly line, to the southerly margin of a 2 foot reserved strip, measuring 170.57 feet thereon.

BEING the same property conveyed to Robert Harold Laird and wife, Leslie K. Laird
unimproved ( )
This is improved ( ) property, known as 361 Blue Grass Ave. Madison, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)
by deed from Thomas H. Marks and wife, Jean Marks of record in Book 4712, page 864, Register's Office for said County.
GRANTORS further transfer and convey unto grantees the funds held in escrow by Fid. Fed. S. & L. Assoc. and do hereby authorize Fid. Fed. S. & L. Assoc. to transfer

he existing insurance on the premises to grantees.

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 seised 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 John G. Doak, Trustee 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 $ full 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

Robert Harold Laird — ROBERT HAROLD LAIRD

T. Poe Williams — T. POE WILLIAMS

Leslie K. Laird — LESLIE K. LAIRD

Florence A. Lund — FLORENCE A. LUND

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Harold Laird and wife, Leslie K. Laird and T. Poe Williams and Florence A. Lund 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

Helen L. Sandidge, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 12 August 1975.

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 ..... to be ..... of the ..... the within named bargainor, a corporation, and ..... 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 .....

MAY 16 CONV 40,500.00
MAY 16 MORT'G *5,500.00
MAY 16 S'TAX A* 105.30
MAY 16 S'TAX A* 3.50
MAY 16 PR'FEE A* .50
MAY 16 RECD A* 4.00 * 113.30

Witness my hand and seal, at office in .....

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.