INSTALLMENT DEED

For and in Consideration of the sum of Twenty Two Thousand Nine Hundred Fifty and NO/100 ($22,950.00) Dollars, of which Two Thousand and NO/100 ($2,000.00) Dollars, has been paid in cash by Donald Franklin Crocker and wife, Virginia P. Crocker the receipt of which is hereby acknowledged, and for the remainder Twenty Thousand Nine Hundred Fifty and NO/100 ($20,950.00) Dollars, the said Donald Franklin Crocker and wife, Virginia P. Crocker have assumed and agree to pay the balance as of this date of $10,232.69 payable to Noel-Palmer Mortgage Company, Inc., on a note secured by deed of Trust of record in Book 4229, page 863, Register's Office Davidson County, Tennessee. And for the remaining balance in the principal sum of $10,717.31 the Grantees have executed their one promissory note of even date herewith payable to the order of Max Puckett or Rose P. Puckett in monthly installments as follows: 60 Thirty days (30) from date of this deed the sum of $88.58 and thereafter an equal sum at 30 days intervals until the entire amount of principal and interest at the rate of 8½% per annum which is included in the payments has been paid in full.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Max Puckett and wife, Rose P. Puckett

have this day bargained and sold, and do hereby transfer and convey unto the said Donald Franklin Crocker and wife, Virginia P. Crocker heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Charlotte Park Annex, as of record in Book 3700, page 49, Register's Office for said County.

BEGINNING at a point in the southerly margin of Robertson Avenue, being the common corner of Lot Nos. 14 and 15; thence southwardly 100.9 feet to a concrete monument at the common corner of Lots Nos. 14, 15 and 16; thence westwardly 69.4 feet along the common border of Lots Nos. 15 and 16 to a point in the easterly margin of Annex Avenue; thence 74.07 feet northwardly with said margin to a concrete monument at the beginning of a curve; thence northeastwardly 38.18 feet around said curve to a concrete monument in the southerly margin of Robertson Avenue; thence eastwardly 41.13 feet to the point of beginning.

BEING the same property conveyed to Max Puckett and wife, Rose P. Puckett by deed from J. Roger Duncan and wife, Carolyn Duncan of record in Book 4779, page 507, Register's Office Davidson County, Tennessee.

IT is agreed by the parties hereto that the real estate conveyed and the Vendors's Lien herein created cannot be transferred without the written consent of the Grantors.

This is unimproved ( ) improved ( ) property, know as 6415 Robertson Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Donald Franklin Crocker and wife, Virginia P. Crocker 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 stated we further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Donald Franklin Crocker and wife, Virginia P. Crocker 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 in hand paid, we, the said Donald Franklin Crocker and wife, Virginia P. Crocker do hereby transfer and convey unto Caesar E. Urrutia, 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 Donald Franklin Crocker and wife, Virginia P. Crocker 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 $ Ins. 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 interst 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 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 Donald Franklin Crocker and wife, Virginia P. Crocker 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 trust 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 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 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 Grantees herein 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 Caesar E. Urrutia, Trustee, shall be vested in said successor.

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 Max Puckett and wife, Rose P. Puckett and Donald Franklin Crocker and wife, Virginia P. Crocker hereunto set our hands at Nashville, Tennessee, this the 5th day of Sept. 1975

Max Puckett

Rose P. Puckett

Donald Franklin Crocker

Virginia P. Crocker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Caesar E. Urrutia, a Notary Public in and for said County and State, the within named Max Puckett and wife, Rose P. Puckett and Donald Franklin Crocker and wife, Virginia P. Crocker

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 5th day of September, 1975

Caesar E. Urrutia, Notary Public.

Commission Expires May 10, 1976

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 }

BOOK 4948 PAGE 752

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I 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 .....

SEP-8-75 CONV 22,950.00
SEP-8-75 MORT'G 10,717.31
SEP-8-75 TAX A* 59.50
SEP-8-75 TAX A* 8.70
SEP-8-75 PAYEE A* .50
SEP-8-75 RECD A* 8.00 * 76.74

....., Notary Public.

Commission expires .....

(over for additional acknowledgements)

INSTALLMENT DEED

FROM
Max Puckett and wife,

TO
Rose P. Puckett

Donald Franklin Crocker and wife, Virginia P. Crocker

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

D 14535

IDENTIF. REFERENCE

SEP 8 8 56 AM '75

FELIX A. KISER, REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Franklin Crocker (NAME)	Noel-Palmer Mortgage Co. (NAME)	90-8
et ux (NAME)		
6415 Robertson Ave. (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	180
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Caesar E. Urrutia
Attorney-at-Law
906 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September 1975.

Notary Public

MY COMMISSION EXPIRES: May 10, 1976

(AFFIX SEAL)