Installment Deed

This instrument prepared by:
Bass, Berry & Sims, Attys.
2700 First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Banner and wife	Same	Map 103-13
(NAME:) 228 West Hillwood Drive	BOOK 4949 PAGE 264	Parcel 30
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand and no/100 ($130,000.00)---------- *Dollars,*

of which Thirty-Seven Thousand Seven Hundred and No/100 ($37,700.00)------ ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Ninety-Two Thousand Three Hundred and No/100 ($92,300.00)---------- *Dollars,*

Robert L. Banner and wife, Marion M. Banner

have executed

a promissory note in principal amount of $90,000.00 at an annual interest rate of eight per cent (8%) due on August 12, 1980, and a promissory note in the amount of $2,300.00, due on January 10, 1976,

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, Elizabeth Ann McDougall and husband, John W. McDougall

have this day bargained and sold, and do hereby transfer and convey unto the said Robert L. Banner and wife, Marion M. Banner, their

~~successors~~ *heirs and assigns,*

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

Being in the 8th, formerly the 12th, Civil District of said County, being lots Nos. 8 and 9 of Block "F" on an unrecorded map showing subdivision of Hillwood Estates, described according to a survey made by Z. J. Wilkinson, Surveyor, March 15, 1941, as follows:

Beginning at a stake on the northerly margin of Wilsonia Avenue being the southeast corner of Lot No. 7 on said Plan; thence eastwardly with the northerly margin of said Wilsonia Avenue 190 feet to the beginning of a curve; thence continuing with said curve 140.8 feet to a point on the northwesterly margin of West Hillwood Drive; thence North 46° east with the northwesterly margin of said West Hillwood Drive 140.9 feet to a stake being a corner of Lot No. 10 on said Plan; thence North 46° 23' West with the line between said Lots Nos. 9 and 10, 326.8 feet to a stake, being the common corner of Lots Nos. 7, 9, and 10; thence south 32° 30' West with the line between Lots Nos. 7, 8 and 9, 280 feet to the beginning.

Being the same property conveyed to Elizabeth Ann McDougall by deed from H. G. Hill Realty Company, of record in Book 1196, Page 73, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration, or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me, this the 12th day of August 19 75

John W. McDougall
Affiant

My commission expires: 7-31-78
(Affix Seal)

John S. Bryant
Notary Public

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ) improved (X) property, known as 228 West Hillwood Dr., Nashville, Tennessee 37205
(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 L. Banner and wife, Marion M. Banner, their ~~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 for 1975 property taxes, which have been prorated and assumed by buyers, and easements and restrictions 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 L. Banner and wife, Marion M. Banner, their XXXXXXXXX *(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 unnecessary 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 L. Banner and wife, Marion M. Banner, *hereinafter referred to as trustors, hereby transfer and convey unto* J. Brad Reed, *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 $....., 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.

BOOK 4949 PAGE 266

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 12th *day of* August, *19*75.

Elizabeth Ann McDougall
Elizabeth Ann McDougall

John W. McDougall
John W. McDougall

Robert L. Banner
Robert L. Banner

Marion M. Banner
Marion M. Banner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John S. Bryant *a Notary Public in and for said County and State,* Elizabeth Ann McDougall and John W. McDougall

*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* 12th *day of* August, *19*75.

John S. Bryant
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 7-31-78

BOOK 4949 PAGE 267

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John S. Bryant, *a Notary Public in and for said County and State,* Robert L. Banner and Marion M. Banner, *the within named 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* 12th *day of* August, *19*75.

John S. Bryant *Notary Public*

Commission expires 7-31-78

JOHN S. BRYANT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

INSTALLMENT DEED

FROM
ELIZABETH ANN MCDOUGALL and
JOHN W. MCDOUGALL

TO
ROBERT L. BANNER and
MARION M. BANNER

SEP-9 75	CONV	90,000.00			
SEP-9 75	CONV	40,000.00			
SEP-9 75	MORT'G	92,300.00			
SEP-9 75	S'TAX		A*	338.00	
SEP-9 75	S'TAX		A*	90.30	
SEP-9 75	PR'FEE		A*	.50	
SEP-9 75	W'DEED		A*	8.00	* 436.80

D 14793

IDENTIF. REFERENCE

SEP 9 11:10 AM '75

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

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