This deed prepared by Tyree B. Harris, III
900 Nashville Trust Building
Nashville, Tennessee 37201

Installment Deed

BOOK 4972 PAGE 622

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buist Thompson (NAME:)	~~Same~~ Buist Thompson (NAME:)	81-2
2504 Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	1812 Jefferson St. (STREET ADDRESS)	185
Nashville, Tennessee 37208 (CITY) (P. O. ZONE) (STATE)	Nashville Tenn. 37208 (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Seventy Six Thousand ($76,000.00) *Dollars,*

of which Nineteen Thousand ($19,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Fifty Seven Thousand ($57,000.00) *Dollars,*

Buist Thompson *has executed*

his promissory even date herewith said note bearing interest at the rate of 8 1/2% per annum and being payable Six Hundred Thirty Two Dollars and Seventy Five Cents ($632.75) on or before January 1, 1976 and a like amount on or before the first day of each succeeding month on and including the month of December, 1987. The privilege is reserved to maker of said note to prepay any portion thereof and note further provides that in the event the maker should fail to pay any installment as it becomes due the holder thereof may declare the entire remaining balance immediately due, owing and unpaid.

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, I, Opal Beliles, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Buist Thompson, an unmarried man, his *(successors), heirs and assigns,*

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

Land located on the Clarksville Highway between 25th and 26th Avenues North, Davidson County, Tennessee, being Tract No. 1 of the Opal Beliles property, described as follows:

Tract No. 1:

Beginning with the Eastern right-of-way of 26th Avenue North, said point being the northern most end of the radius return from Clarksville Highway to 26th Avenue North; thence, along the right-of-way of 26th Avenue North 1° 33' 35" east 109.79 feet to an iron pin; thence, with a line between tract 1 and tract 2, south 63° 40' east 215.95 feet to an iron pin; thence with a line between tract 1 and tract 3 south 9° 17' 55" west 125.06 feet to an iron pin in the northern right-of-way of Clarksville Highway; thence with said right-of-way north 62° 00' west 184.68 feet to the eastern end of the radius return, thence with said curve to the right having a radius of 25 feet and a length of 27.73 feet to the point of beginning, and containing 0.554 acres, more or less.

Being part of the same property conveyed to Opal Beliles, by deeds from J. W. Freeze, et al, of record in book 2240, page 43; and from Jas. E. Covington, Clerk and master, of record in book 1553, page 63, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $76,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of November, 1975

Notary Public

My commission expires: 2/5/77

(Affix Seal)

BOOK 4972 PAGE 623

This is unimproved ( ) improved (X) property, known as 2504 Clarksville Highway (House Number) (Street) P. O. Address: Nashville, Tennessee 37208 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Buist Thompson, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Easement for sewers and/or drainage to Metro of record in Book 4007, page 264, Register's Office for Davidson County, Tennessee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Buist Thompson, his *(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 Buist Thompson *hereinafter referred to as trustors, hereby transfer and convey unto* Tyree B. Harris IV, *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 $57,000.00, *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 4972 PAGE 624

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 14th *day of* November, *19* 75

Opal Belles
OPAL BELLES

Buist Thompson
BUIST THOMPSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THOMAS B. ROWAN, JR., *a Notary Public in and for said County and State,* OPAL BELLES Opal Belles

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 13th *day of* Nov. *19* 75

Thomas B. Rowan Jr.
Notary Public

Commission expires 8-23-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4972 PAGE 625

Personally appeared before me, ~~Buist Thompson~~ John R. Adams, *a Notary Public in and for said County and State,* BUIST THOMPSON,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tenn. *this* 14th *day of* November, 1975.

John R. Adams *Notary Public*

Commission expires 2/5/77

JOHN R. ADAMS NOTARY PUBLIC DAVIDSON CO. TENN.

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 .....

NOV 19 75	CONV	76,000.00			
NOV 19 75	MORT'G	57,000.00			
NOV 19 75	S'TAX		B*	197.60	
NOV 19 75	S'TAX		B*	55.00	
NOV 19 75	PR'FEE		B*	.50	
NOV 19 75	W'DEED		B*	8.00	* 261.10

INSTALLMENT DEED

FROM

TO

D 25096

IDENTIF. REFERENCE

Nov 19 11 22 AM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE