This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street
Madison, Tennessee 37115

Installment Deed

BOOK 5016 PAGE 108

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES GUY MANDRELL, ET UX ET AL	SAME	
(NAME:) 337 Moncrief Ave.	(NAME:)	18-16. 137
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn. 37072	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand Five Hundred and 00/00 ($17,500.00) *Dollars, of which* Two Thousand Five Hundred and 00/100 ($2,500.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Fifteen Thousand and 00/100 ($15,000.00) *Dollars,* JAMES GUY MANDRELL AND WIFE, MARGARET ANN MANDRELL: AND MARY MANDRELL *ha*ve *executed* a promissory note of even date herewith payable to Rayford E. Busby and wife, Ruth Frensley Busby, in monthly installments of One Hundred Dollars ($100.00) each beginning May 5, 1976, and a like amount each successive month, which payment includes interest at the rate of 8% per annum. All payments shall be first applied to interest, next to principal, until entire amount of principal and interest is paid in full,

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, RAYFORD E. BUSBY AND WIFE, RUTH FRENSLEY BUSBY, *have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES GUY MANDRELL AND WIFE, MARGARET ANN MANDRELL, a one-half undivided interest; and MARY MANDRELL, a one-half undivided interest, as tenants-in-common, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 10th, formerly the 20th. Civil District of Davidson County, Tennessee, being lots Nos. 33, 34 and 35 on the Revised Map of Moncrief's Subdivision of the northerly part of the Allen Mathes land, Goodlettsville, Tennessee, not of record described according to a survey by Z. J. Wilkinson, Surveyor, May 25, 1938, as follows: Beginning on the northerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Van B. Wood and wife, Etta Wood by Deed from W. C. Moncrief & Co., of record in book 1179, page 130, Register's Office for said County, thence with the northerly margin of said Avenue, eastwardly 170 feet to the corner of lots nos. 32 and 33; thence with the line between said two lots, northwardly 355.5 feet; thence north 75 degrees west 179.95 feet to the eastern terminus of a 30-foot unnamed avenue; thence with same, southwardly 30 feet to the northeast corner of said Wood property, continuing in the same direction and with the easterly line of said Wood property 382 feet, in all 412 feet, to the beginning. Being the same property conveyed to Rayford E. Busby and wife, Ruth Frensley Busby by deed from Frank W. Overton and wife, of record in book 1345, page 287, RODC.

(Cont'd)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $17,500.00

Subscribed and sworn to before me, this the 5th day of April 19 76

Affiant

My commission expires: 9-12-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 grantees, 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 as appears 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* grantees, their *(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 JAMES GUY MANDRELL AND WIFE, MARGARET ANN MANDRELL; AND MARY MANDRELL *hereinafter referred to as trustors, hereby transfer and convey unto* THOMAS M. BLACK, *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 $ insurable *, 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.

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 Registers 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.

Witness our *hand* s *this* 5th *day of* April *19* 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rayford E. Busby

Ruth Frensley Busby

James Guy Mandrell

Margaret Ann Mandrell

Mary E. Mandrell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Rayford E. Busby and wife, Ruth Frensley Busby; James Guy Mandrell and wife, Margaret Ann Mandrell; and Mary Mandrell

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 Tennessee, *this* 5th *day of* April *, 19* 76.

Notary Public

Commission expires 9-12-78

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

RAYFORD E. BUSBY, ET UX

TO

JAMES GUY MANDRELL, ET UX
ET AL

Compliments of

Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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INCLUDED in the above described property but specifically EXCLUDED from this conveyance is a portion of land conveyed to Floyd B. Creekmore and wife, Nettie Mai Creekmore described as follows: Land in Davidson County, Tennessee, being the southerly 297 feet of Lot No. 33 and the southerly 297 feet of the easterly 15 feet of Lot No. 34 on the Plan of the Moncrief Subdivision of the North part of the Allen Mathis Land in the 10th District and described as follows: Beginning at a point in the northerly margin of Moncrief Avenue at the common corner of Lots Nos. 32 and 33; thence with the line between said lots northerly 297 feet; thence westerly, parallel to the northerly margin of Moncrief Avenue, 85 feet to a point; thence southerly 297 feet to the northerly margin of Moncrief Avenue; thence with the margin of said Avenue, easterly 85 feet to the beginning.

D 4 5 0 4 2

APR 16 2 25 PM '76

This the day of 5th April, 1976

/s/ Lucian L. Bradford

/s/ Morgan Allen Bradford

/s/ Mary E. V. Bradford

/s/ Ray F. Busby

/s/ Ruth Frensley Busby

APR16 76	CONV	17,500.00			
APR16 76	MORT'G	15,000.00			
APR16 76	S'TAX		B*	45.50	
APR16 76	S'TAX		B*	13.00	
APR16 76	FR'FEE		B*	.50	
APR16 76	DEED		B*	6.00	* 65.00