This instrument was prepared
by Carmack Cochran, Attorney 226 Third Ave. N.
Nashville, Tennessee
mail

INSTALLMENT DEED WITH LIEN RETAINED

BOOK 5057 PAGE 148

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| A. J. Burkitt, Sr., et ux. (Name) | Same (Name) | 185 |
| Route 2 (Street Address or Route Number) | (Street Address) | 10 7 |
| Antioch, Tennessee 37013 (City) (P.O.Zone) (State) | (City) (Zone) (State) | PW |

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand Two Hundred Seventy-Five and No/100 Dollars ($16,275.00) of which Five Thousand Ninety-Two and 50/100 Dollars ($5,092.50) has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Eleven Thousand One Hundred Eighty-Two and 50/100 Dollars ($11,182.50) A. J. Burkitt, Sr. and wife, Ruth Tune Burkitt, have executed their vendors lien note of even date herewith payable to the order of Louise Burkitt, L. H. Burkitt and Lucien H. Burkitt, Executor of the Estate of Mary Elizabeth Burkitt, in said principal sum of Eleven Thousand One Hundred Eighty-Two and 50/100 Dollars ($11,182.50) bearing interest from date at the rate of eight percent (8%) per annum, interest to date being payable on January 2, 1977, and said note being payable thereafter, principal and interest in 120 equal monthly installments in the amount of

One Hundred Thirty-Five and 68/100

Dollars ($135.68) each, the first of which installments shall be due and payable on February 1, 1977 and one of such installments being due and payable on the first day of each month thereafter until the full amount, principal and interest, has been paid, with the right and privilege in the maker, or makers, of making payments in advance, any such advance payments to be applied first in payment of interest to date of payment and the remainder applied in reduction of principal in inverse order of maturity of such installments and, provided further, that no principal payments will be made or received prior to January 2, 1977, said note further providing that upon default in the payment of any amount due thereunder, principal or interest, as and when due, the holder thereof, at the holder's option, may declare the entire balance due and payable without notice to the makers and further providing for the payment of reasonable attorney's fees, expenses and costs of collection in the event of default; and to secure the payment of said note, principal and interest, attorney's fees, expenses and costs and to secure the performance of the other covenants and terms of this instrument as herein provided a lien is expressly retained on the land herein conveyed, we, Louise Burkitt, L. H. Burkitt and Lucien H. Burkitt, Executor of the Estate of Mary Elizabeth Burkitt, have this day bargained and sold, and do hereby transfer and convey unto the said

A. J. Burkitt, Sr. and wife, Ruth Tune Burkitt, their

(successors), heirs and assigns, all our right, title, claim and interest, being a three-fourths undivided interest in and to certain real estate in Davidson County, Tennessee, as follows:

Parcel 1

Land in the 5th Civil District of Davidson County, Tennessee, bound generally on the east by the west line of Tract No. 4 on the survey of a portion of the Burkitt

STATE OF TENNESSEE]
COUNTY OF DAVIDSON] The actual consideration or value whichever is greater for this transfer is $ 16,275.00 .

Subscribed and sworn to before me, this the 2 day of August, 1976.

My Commission expires: Aug. 14 1978
Affix Seal

Affiant

Notary Public

property by A & A Engineers, Inc., dated May 18, 1976, and not of record, on the south by the center line of Old Hickory Boulevard, on the west by A. J. Burkitt and on the north by Tract No. 3 in said survey and being more fully described as follows:

Commencing at a point in the center line of Old Hickory Boulevard, A. J. Burkitt's southweast corner, thence with A. J. Burkitt's east line, N 7° 26' 30" E 450 feet to a point, A. J. Burkitt's northeast corner; thence with the south line of Tract No. 3 in said survey, S 74° 20' 28" E 14.66 feet to the northwest corner of Tract No. 4 in said survey; thence with the west line of tract No. 4 in said survey, S 1° 16' 32" W, passing the southwest corner of Tract No. 4 in said survey at 432.31 feet, a total distance of 450.0 feet to the center line of Old Hickory Boulevard; thence with the center line of Old Hickory Boulevard N 89° 47' 51" W 62.69 feet to A. J. Burkitt's southeast corner, the point of beginning.

Parcel 2

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 4 on the survey of a portion of the Burkitt property by A & A Engineer's, Inc., dated May 18, 1976, and not of record, more fully described according to such survey as follows:

Tract No. 4 is bound generally on the north by Tract No. 3 as shown on said survey, on the west by A. J. Burkitt's new east line (the east line of Parcel 1 described above) and on the south and east by Old Hickory Boulevard.

Commencing at an iron pin in the west margin of Old Hickory Boulevard, H. L. Paul's southeast corner; thence with the west margin of Old Hickory Boulevard S 3° 34' 52" E 650 feet to an iron pin, the point of beginning; thence with the south line of Tract No. 3 in said survey, N 85° 2' 11" W 713.33 feet to A. J. Burkitt's new northeast corner; thence with A.J. Burkitt's new east line S 1° 16' 32" W 432.31 feet to a point in the north margin of Old Hickory Boulevard; thence east, northeast and north with the north and west margins of Old Hickory Boulevard with the following calls: S 89° 58' 49" E 460.14 feet, N 89° 54' 56" E 61.10 feet, N 71° 50' 21" E 76.04 feet, N 61° 1' 29" E 59.55 feet, N 46° 31' 32" E 76.49 feet, N 23° 13' 21" E 71.95 feet, N 2° 30' 30" E 58.04 feet, N 4° 44' 35" W 141.86 feet to an iron pin, the point of beginning together with any reversionary rights as adjoining property owner upon the abandonment of Old Hickory Boulevard as a public road, containing by said survey 6.41 acres, more or less.

BEING part of the same property conveyed to Louise Burkitt, A. J. Burkitt, Mary Elizabeth Burkitt and L. H. Burkitt, as tenants in common, by deed from William B. Burkitt and wife, Marguerite P. Burkitt, of record in Book 3837, page 364, and by deed from William Gray Burkitt Melton, of record in Book 4000, page 454, both in the Register's Office for Davidson County, Tennessee. The said Mary Elizabeth Burkitt died August 11, 1975, a resident of Davidson County, Tennessee. Her will was probated in the Probate Court of Davidson County, Tennessee, on March 8, 1976, and Lucien H. Burkitt was issued letters testamentary as Excutor of the estate of Mary Elizabeth Burkitt on March 9, 1976.

This is unimproved property, known as West and North Side, Old Hickory Boulevard, Antioch, Tennessee.

TO HAVE AND TO HOLD such three-fourths undivided interest in said real estate, with the appurtenances, estate, title and interest thereto belonging to the said

A. J. Burkitt, Sr., and wife, Ruth Tune Burkitt, 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 by taxes for the year 1976 which will be paid by grantors.

This conveyance is expressly subject to the following agreements, covenants and restrictions, which agreements, covenants and restrictions run with the land and relate to the entire tract of 375 acres, more or less, consisting of Tracts Nos. 1 through 21 on an unrecorded survey of a portion of the Burkitt Estate farm as prepared by A & A Engineer's, Inc., George Anton, dated May 18, 1976, and shall operate for the benefit of and may be enforced by the owner of any of said Tracts Nos. 1 through 21 with reference to all such Tracts as follows:

1. No residence shall be constructed with less than 1200 square feet of living area, excluding garages and porches.
2. All residential buildings must have exterior material to grade (no block foundations left exposed).
3. All residential buildings must be set back at least 100 feet from the public road property line. All detached buildings must be in the rear of dwelling.
4. All barns and related type buildings must be set back 200 feet or more from front property line and 25 feet from side and rear lines.
5. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.
6. There shall be no commercial poultry or swine feeding on any of Tracts Nos. 1 through 21.
7. There shall be no storage of junk cars, building materials, or any other offensive or unsightly storage on Tracts Nos. 1 through 21.
8. These restrictions shall continue in force until the 1st day of May, 1996.

These restrictions shall not apply to any land of grantors other than the tract of 375 acres, more or less, (Tracts 1 through 21) unless these or other restrictions are made applicable to such other land by express provision in an instrument executed for that purpose.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

A. J. Burkitt, Sr., and wife, Ruth Tune Burkitt, 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 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

A. J.Burkitt, Sr., and wife, Ruth Tune Burkitt,

hereinafter referred to as trustors, hereby transfer and convey unto G. Rhea Bucy, Trustee, his successors and assigns, the real estate hereinbefore described, together with all the improvements now or hereafter erected on the property and all the appurtenances, estate, title and interest thereto belonging, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this conveyance, 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 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 or their 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; to commit no waste; 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, the terms of this instrument or to 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 8 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, keep said premises insured, and commit no waste 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, or if trustors commit waste and fail to pay for waste so committed 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 words "Trustors", "he", "his", "their", "holder", "maker", "owner" when used herein shall apply to parties both singular and plural and to either gender.

IN WITNESS WHEREOF the parties to this instrument have signed their names on this the 2 day of August 1976.

Louise Burkitt
Louise Burkitt

L. H. Burkitt
L. H. Burkitt

Lucien H. Burkitt, Ex
Lucien H. Burkitt, Executor
of the Estate of
Mary Elizabeth Burkitt

A. J. Burkitt
A. J. Burkitt

Ruth Tune Burkitt
Ruth Tune Burkitt

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, William M Johnson, a Notary Public in and for said County and State, Louise Burkitt, L. H. Burkitt and Lucien H. Burkitt, Executor of the Estate of Mary Elizabeth Burkitt, 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 Antioch Tennessee, this 2 day of August 1976.

William M Johnson
Notary Public

NOTARY PUBLIC
at Large
STATE OF TENNESSEE

Commission Expires Aug. 14, 1978

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, William M. Johnson, a Notary Public in and for said County and State,

A. J. Burkitt, Sr., and wife, Ruth Tune Burkitt

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 2nd day of Aug. 1976.

William M. Johnson
Notary Public at Large

Commission Expires Aug. 14, 1978

D63152

IDENTIFICATION

AUG 13 10 34 AM '76

FEE REFERENCE
DAVIDSON CO. TENN.
REGISTER

| | | | | | |
|---|---|---|---|---|---|
| AUG 13 76 | CONV | 16,275.00 | | | |
| AUG 13 76 | MORT'G | 11,182.50 | | | |
| AUG 13 76 | S'TAX | | B* | 42.38 | |
| AUG 13 76 | S'TAX | | B* | 9.20 | |
| AUG 13 76 | PR'FEE | | B* | .50 | |
| AUG 13 76 | W'DEED | | B* | 12.00 | * 64.08 |