Prepared By:
Don L. Smith, Attorney
Home Federal Tower
Nashville, Tennessee 37219

Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert R. Pearsall	John R. Pearsall	
(NAME:) 396 Murfreesboro Rd.	(NAME:) None	
(STREET ADDRESS OR ROUTE NUMBER) Nash. Tn. 37210	(STREET ADDRESS) None	93-13 Lot 60
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Sixty-Two Thousand Five Hundred and no/100 ($62,500.00) *Dollars,*

of which Twelve Thousand Five Hundred and no/100 ($12,500.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Fifty Thousand and no/100 ($50,000.00) *Dollars,*

Robert R. Pearsall, Bess D. Pearsall and John Jenkins *have executed*

one promissory note of even date herewith in the original principal amount of $50,000.00 payable to the order of Middle Tennessee State University Foundation in three (3) equal installments of principal, annually, together with interest on the unpaid balance at the rate of eight (8%) per cent per annum, with the first installment of principal and interest due one (1) year from date hereof, and the remaining installments of principal and interest due on the same day of each year thereafter until paid in full. This note may be prepaid in whole or in part at any time without penalty.

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, Middle Tennessee State University Foundation

have this day bargained and sold, and do hereby transfer and convey unto the said Robert R. Pearsall (an undivided 1/4 interest), Bess D. Pearsall (an undivided 1/4 interest) and John Jenkins (an undivided 1/2 interest) each as tenants in common (hereinafter grantees), *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 60 in Sigler's Plan of lots, in south west Nashville, as of record in Plan Book No. 1, page 4, Chancery Court at Nashville.

Said Lot No. 60 fronts 117 feet on the northerly side of South Street, and runs back between parallel lines with the easterly margin of an alley, 205 feet to an alley in the rear.

Included in the above description, but excluded therefrom, is that part of said property conveyed to The Nashville Housing Authority, by deed from Printing Industries Technical Institute, of record in Book 4267, page 944, Register's Office for said County.

Being the same property conveyed to Middle Tennessee State University Foundation, by deed from Income Development Corporation, of record in Book 4914, page 11, Register's Office for said County.

ANGELA D. [illegible] NOTARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $62,500.00

Subscribed and sworn to before me, this the 22ND day of September, 1976

My commission expires: My Commission Expires Sept. 8, 1979

(Affix Seal)

Affiant

Angela D. [illegible]
Notary Public

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unimproved ( )
This is 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.* It *covenant* that it is *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 1976 taxes, which are to be prorated at closing and assumed by grantees.

It does *further covenant and bind* itself, its .....*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 grantees .....

hereinafter referred to as trustors, hereby transfer and convey unto Don L. Smith ....., *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.

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 22 day of September, 1976.

Middle Tennessee State University Foundation

By: [signature] Title: [signature]

[signature]

Robert R. Pearsall, tenant in common

[signature]

John Jenkins, tenant in common

[signature]

Bess D. Pearsall, tenant in common

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elizabeth Lohr, a Notary Public in and for said County and State, R. R. Pearsall, John Jenkins, Jr. and Bess D. Pearsall, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

ELIZABETH LOHR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Witness my hand and official seal at Nashville, Tennessee, this 22 day of September, 19 76.

[signature] Notary Public

Commission expires August 4, 1979

[illegible]

STATE OF .....

COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named 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

Before me, ANGELA S. POWERS, *a Notary Public of the State and County aforesaid, personally appeared* Whitney Stegall *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Middle Tennessee State University Foundation, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 22nd *day of* September, *19*76

Angela S. Powers *Notary Public*

Commission expires My Commission Expires Sept. 8, 1979

Do Not Publish

INSTALLMENT DEED

FROM

Middle Tennessee State
University Foundation

TO

Robert A. Pearsall, Bess D. Pearsall

and John Jenkins, tenants in common

SEP 23 76 CONV 62,500.00
SEP 23 76 MORT'G 50,000.00
SEP 23 76 S'TAX B* 162.50
SEP 23 76 S'TAX B* 48.00
SEP 23 76 REC'FEE B* .50
SEP 23 76 W'DEED B* 8.00 * 219.00

D 6 9 4 1 7

IDENTIFICATION REFERENCE

SEP 23 11 59 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE