This Form furnished by Attorneys Title Company, Inc. BOOK 5080 PAGE 799

INSTALLMENT DEED

Form No. WD-4

FROM
S. K. Grayson et ux

TO
E. Mark Turner et ux

For draftsman's use

This Instrument prepared by
James A. Carney, Atty.
731 Stahlman Building
Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Mark Turner et ux (NAME)	GUARANTY MORTGAGE Co. (NAME)	
C/o GENERAL REALTY CO 500 STAHLMAN BLDG. (STREET ADDRESS OR ROUTE NUMBER)	FIRST AMERICAN CENTER (STREET ADDRESS)	3D 42 594
NASHVILLE TN. 372 01 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENN. 37237 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D 73696

IDENTIFICATION REFERENCE

Oct 22 10 29 AM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 24,000.00 E. Mark Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF June 1975.

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 1-29-77

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty-Four Thousand---------- DOLLARS

of which $ 1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their one promissory note of even date herewith in the original principal sum of $23,000.00, bearing interest at the rate of 6¼% per annum, payable to the order of S. K. Grayson and Frances E. Grayson, payable in monthly installments of $168.11 monthly, including both principal and interest, payments whem made will be applied first to interest due, balance to principal, the first payment shall fall due on July 15, 1975. An additional sum will be paid monthly equal to 1/12th of the annual realty taxes and 1/12th of the annual hazard insurance premium.

A late charge will be paid in the sum of 5% of all monthly installments not received on or before due date by holder of note. This conveyance is made subject to a first deed of trust of record in Book 3194, page 399, R.O.D.C., Tenn. and a second deed of trust of record in Book 4649, page 181, R.O.D.C., Tenn. not assumed by grantees which grantors agree to pay in accordance with the terms thereof and said liens are encompassed within *

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expresaly retained on the land herein conveyed,

S. K. Grayson and Frances E. Grayson

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

E. Mark Turner and wife, Nancy Ann Turner

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for said County, more particularly described as follows:

Beginning at a point on the Easterly side of Dearborn Drive at the Northwest corner of Lot No. 129, marked by an iron pin; thence in a southeasterly direction along the dividing line between lots 129 and 130, 293.3 feet to a point; thence in a Northeasterly direction 73 feet to a concrete monument; thence continuing in a Northeasterly direction 84.9 feet to a point, being the common corner of lots 130 and 131; thence in a Northwesterly direction 310.6 feet to a concrete monument, being the common corner of Lots 130 and 131; thence in a Southerly direction along the rear Northeasterly direction of Dearborn Drive 108 feet to the point beginning.

Being the same property conveyed to S. K. Grayson and wife, Frances E. Grayson by deed from E. A. Carney, Trustee, as of record in Book 4843, page 961, Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by Guaranty Mortgage Company is herewith transferred Grantees.

* and embraced by the vendors lien herein created and should grantors fail to pay said lien, grantees may pay same and deduct sums required to be paid from payments due on vendors lien.

This is unimproved ( ) improved (X) property, known as 2203 (House Number) Dearborn Drive (Street) P. O. Address: Nashville, Tenn. 37214 (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto James A. Carney Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby 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 at least the sum of $ Ins. Int. until the notes herein secured are 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 and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, 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 notes, or any of said notes then past due and unpaid, all remaining unpaid notes 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 conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree 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 advise 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 notes 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 the grantees herein, their heirs, 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 16 day of June 1975.

C. Mark Turner

C. Mark Turner

Nancy Ann Turner

Nancy Ann Turner

S. K. Grayson

S. K. Grayson

Frances E. Grayson

Frances E. Grayson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named S. K. Grayson, Frances E. Grayson, Mark Turner and Nancy Ann Turner

the 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 16 day of June, 1975.

M. K. Randle, Notary Public.

Commission expires 1/9/75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

OCT22⁷⁵	CONV	24,000.00		
OCT22⁷⁵	MORT'G	23,000.00		
OCT22⁷⁵	S'TAX		8*	62.40
OCT22⁷⁵	S'TAX		8*	21.00
OCT22⁷⁵	RECFEE		8*	.50
OCT22⁷⁵	W'DEED		8*	4.00
			*	87.90

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 .

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.