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INSTALLMENT DEED Form No. WD - 4

FROM [illegible]
Melvin A. Baker, et ux

TO
Willard M. Gupton, et al

For draftsman's use

PREPARED BY:
Tom G. Coleman, Jr.
Attorney at Law
1623 Parkway Towers
Nashville, Tennessee 37219

BOOK 5092 PAGE 947

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willard M. Gupton, et al (NAME)	New Owner (NAME)	p/o
7575 Bidwell Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 5-11
Joelton Tenn. 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	14D-28380

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
DEC 2 10 44 AM '76
REGISTER
DAVIDSON CO., TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 6,500.00 Willard M. Gupton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November 19 76

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

D79413

FOR AND IN CONSIDERATION OF the sum of --SIX-THOUSAND, FIVE-HUNDRED AND 00/100 ($6,500.00) ---------- DOLLARS

of which $ 1,300.00 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 this day executed their one promissory note of even date herewith in the principal sum of $5,200.00 payable to the order of Melvin A. Baker and wife, Bonnie R. Baker, and executed by Willard M. Gupton and Alfred E. Evans, and given as part of the purchase money on the herein described property. Said note is payable in thirty-two (32) consecutive quarterly installments of $162.50 each, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum. The first payment shall become due and payable on the 18th day of February, 1977, and thereafter, said consecutive quarterly installment payments shall continue quarterly on the 18th day of May, August, November and February of each consecutive year as aforesaid until fully paid. Amounts paid will be credited first to interest due; balance to unpaid principal sum.

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 expressly retained on the land herein conveyed,

Melvin A. Baker and wife, Bonnie R. Baker

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

Willard M. Gupton and Alfred E. Evans

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

Land in the 14th Civil District of Davidson County, Tennessee, being 5.5 acres, more or less, according to a survey by Barry Greer and Associates dated October, 1976. This property fronts on Greenbrier Road and being known as part of the Melvin A. Baker farm.

Beginning at a point in the easterly margin of Greenbrier Road, said beginning point being measured along the easterly margin of Greenbrier Road 2509.82 feet northerly of the center of the South fork of Sycamore Creek where it intersects the easterly margin of Greenbrier Road; thence with the easterly margin of Greenbrier Road North 21 degrees 45 minutes East 178.90 feet, then leaving Greenbrier Road and going South 81 degrees 07 minutes East 1344.9 feet to a point; thence South 4 degrees 10 minutes West 175 feet to a point; thence North 81 degrees 07 minutes West 1399.1 feet to the point of beginning.

Being part of the same property conveyed to Melvin A. Baker by deed from A. M. Felts and wife, Allie Mae Felts, of record in Book 2497, Page 347, Register's Office for Davidson County, Tennessee. The wife of Melvin A. Baker joins in this conveyance for the purpose of conveying any marital rights or interest she may have in said property. This instrument is made subject to all applicable local government planning, building and zoning regulations.

unimproved ( )
This is improved ( ) property, known as ---------- (House Number) (Street) P. O. Address: (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.

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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 Tom G. Coleman, Jr. 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 $ insurable interest 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 18th day of November 19 76.

Willard M. Gupton — Melvin A. Baker
Alfred E Evans — Bonnie R. Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin A. Baker and wife, Bonnie R. Baker, and Willard M. Gupton and Alfred E. Evans the 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 Nashville, Tennessee Tennessee, this 18th day of November, 19 76

8-3-80

Notary Public.

Commission expires

The following restrictions will be applicable to the within described property and inure to the benefit of the other Baker Grantees on Greenbrier and Huffman Roads and enforceful for a period of twenty-five (25) years:
1. No junk cars may be stored on premises.
2. No used building material or unsightly material may be stored on premises.
3. No commercial raising of swine or poultry. Swine for personal use must be kept back at least 500 feet from front property line on road.
4. No mobile homes except during construction of the permanent residence and for a maximum period of twelve (12) months.
5. All residential structures shall be a minimum of eighty (80) feet from any existing road and a minimum of one-thousand (1000) square feet of living area.
6. All barns must set back more than one-hundred twenty-five (125) feet from any existing road.

DEC-2% CONV *6,500.00
DEC-2% MORT'G *5,200.00
DEC-2% S'TAX B* 16.90
DEC-2% S'TAX B* 3.20
DEC-2% PR'FEE B* .50
DEC-2% DEED B* 4.00 * 24.60