Installment Deed

BOOK 5154 PAGE 175

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. David T. Corlew	Same	40-10
(NAME:) 1014 Jasperson Dr.	(NAME:)	14D-14050
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand, Four Hundred & 00/100 ($32,400.00) ---------- *Dollars,*

of which Six Thousand, Five Hundred ($6,500.00) ---------- ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twenty Five Thousand, Nine Hundred & 00/100 ($25,900.00) ---------- *Dollars,*

David T. Corlew and wife, Teresa Corlew, the grantees, *have executed* their promissory note of even date herewith, bearing interest at the rate of eight per cent (8%) per annum, and providing for payment of principal and interest in monthly installments of Two Hundred, Sixteen and 65/100 Dollars ($216.65) commencing July 1, 1977, with final payment being due June 1, 1977,

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, I, GLADYS BILLIS KNIGHT, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees, DAVID T. CORLEW and wife, TERESA CORLEW, their

---------- (~~XXXXXXX~~), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Second, formerly the 14th Civil District, of Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin on the easterly margin of Whites Creek Pike, said pin being 4,100 feet more or less northerly of the centerline of Old Hickory Boulevard and also being the southwesterly corner of a tract conveyed to Herman C. McCool by deed recorded in Book 4176, page 923, R.O.D.C., Tennessee; thence

1. N. 82° 34' 33" E., a distance of 250.64 feet to an iron pin at McCools southeasterly corner; thence
2. N. 81° 53' 09" E., a distance of 159.36 feet to an iron pin at the northwest corner of a tank site (see Book 3762, page 41, R.O.D.C., Tenn.); thence
3. S. 8° 06' 51" E., a distance of 200.00 feet to the southwest corner of said site; thence
4. N. 81° 53' 09" E., a distance of 200.00 feet to the southeast corner of said site; thence
5. N. 8° 06' 51" W., a distance of 200.00 feet to the northeast corner of said site; thence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,400.00

Subscribed and sworn to before me, this the 1st day of June 19 77

Affiant

My commission expires: 7-1-79

(Affix Seal)

Notary Public

This instrument was prepared by Rebecca Thomas, Attorney
mail 300 James Robertson Parkway, Nashville, Tennessee 37201

6. N. 81° 53' 09" E., a distance of 155.39 feet to an iron pin; thence
7. N. 82° 21' 22" E., a distance of 329.31 feet to an iron pin; thence
8. N. 83° 47' 23" E., a distance of 402.48 feet to a point in the center of a creek; thence
9. With the center of said creek, S. 32° 00' 23" E., a distance of 136.64 feet to a point; thence
10. S. 2° 11' 18" W., a distance of 371.34 feet to an iron pin; thence
11. With a line severing the lands of Billis, S. 77° 13' 00" W., a distance of 1,175.41 feet to an iron pin, at the northeast corner of a tract conveyed to Charles Billis by deed recorded in Book 4316, page 288, R.O.D.C., Tenn.; thence
12. S. 67° 16' 10" W., a distance of 195.00 feet to a point on the easterly margin of Whites Creek Pike; thence
13. Northerly with a 1,879.90 feet radius curve to the right a distance of 189.39 feet to an iron pin; thence
14. N. 18° 10' 00" W., a distance of 477.08 feet to the point of beginning and containing 18 acres.

Being part of the same property vested in Gladys B. Knight, as devisee under the Will of Ella May Billis, of record in Will Book 96, page 68, Chancery Court of Davidson County, Tennessee.

This conveyance is made and accepted subject to the restriction and covenant that for a period of fifteen years from date hereof no mobile home or trailer will be located upon the above described tract of land, which agreement shall constitute a covenant running with the land.

Conveyance is further subject to restrictions and easements applicable thereto, and to the lien of taxes for the year 1977, which are assumed by the grantees.

unimproved (X) This is improved ( ) property, known as 18 Acres - Whites Creek Pike
(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.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *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 David T. Corlew and wife, Teresa Corlew, *hereinafter referred to as trustors, hereby transfer and convey unto* John J. Archer, *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.

BOOK 5154 PAGE 177

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and kep 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 1st day of June, 1977.

Gladys Billis Knight

Gladys Billis Knight

David T. Corlew

David T. Corlew

Teresa Corlew

Teresa Corlew

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rebecca Thomas, a Notary Public in and for said County and State, Gladys B. Knight, unmarried; and David T. Corlew and wife, Teresa Corlew,

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 Nashville, Tennessee, this 1st day of June, 1977.

Rebecca Thomas Notary Public

Commission expires 7-1-79.

RECORDED

STATE OF.....
COUNTY OF.....

BOOK 5154 PAGE 178

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, ..., *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.....

JUN-27	CONV	32,400.00			
JUN-27	MORT'G	25,900.00			
JUN-27	S'TAX		B*	84.24	
JUN-27	S'TAX		B*	23.90	
JUN-27	PR'FEE		B*	.50	
JUN-27	M'DEED		B*	8.00	* 116.64

INSTALLMENT DEED

FROM
GLADYS BILLIS KNIGHT

TO
DAVID T. CORLEW, ET UX

E 06872

IDENTIF. REFERENCE

JUN 2 1 17 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238