ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
George A. Vaughn (NAME)	Same as new owner (NAME)	178
1129 Sparta Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part, 55
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $20,000.00----------
Twenty Thousand and no/100---------- DOLLARS
of which $ 4,000.00 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 in the principal amount of $16,000.00 of even date herewith, payable to the order of Russell W. Brothers and wife, Mary Kate Brothers, payable $800.00 each quarter, beginning October 9, 1977 with interest on the unpaid principal balance(s) at the rate of 8-1/2 per cent per annum,

JUL 28 77	CONV	20,000.00			
JUL 28 77	MORT'G	16,000.00			
JUL 28 77	S'TAX		B*	52.00	
JUL 28 77	S'TAX		B*	14.00	
JUL 28 77	PR'FEE		B*	.50	
JUL 28 77	W'DEED		B*	6.00	* 72.50

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.

RUSSELL W. BROTHERS and wife, MARY KATE BROTHERS

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

GEORGE A. VAUGHN and wife, EVELYN O. VAUGHN

herein called grantees, their heirs and assigns, certain real estate in ~~Davidson~~ Williamson County, Tennessee, as follows: Tract 1, The Russell Brothers Farm, and said tract lies partially within Williamson County, Tennessee and partially within Davidson County, Tennessee, and is bounded, in general, by unknown on the north, by Tennessee Highway 96 on the south, by Brothers on the east, and by McPherson and by the formerly Linton tract on the west. Commencing at an iron post in the north margin of Tennessee Highway 96 at the southwest corner of Smith as described in Deed Book 218, page 356, ROWC; thence with said north margin westerly 575.6 feet to an iron post; the point of beginning; thence two new staked lines N 27° 50' E 600 feet to an iron post and N 11° 50' E 1801 feet to an iron post in unknown's south line; thence with his south line N 86° 20' W 661 feet to an iron post; thence with Linton's east line S 0° 25' W 1949.1 feet to an iron post in McPherson's east line; thence with McPherson's east line S 30° 22' W 370.5 feet to an iron post in the north margin of Tennessee Highway 96; thence easterly with said margin 200.0 feet to the point of beginning and containing 21.4 acres, more or less. Being part of the same property conveyed to Russell W. Brothers and wife, Mary Kate Brothers by quitclaim deed from Don Brothers, of record in Deed Book 233, page 916, Register's Office for Williamson County, Tennessee, and of record in Deed Book 4868, page 528, Register's Office for Davidson County, Tennessee. This conveyance is subject to restrictions which are attached hereto and made a part hereof and shall be a convenant running with the land for a period of twenty-five years.

This is improved ( ) unimproved ( ) 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 convenant 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 Truman S. Wrenne 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 value 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 Williamson ~~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 8th day of July 19 77

George A. Vaughn — Russell W. Brothers

Evelyn O. Vaughn — Mary Kate Brothers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00

George A. Vaughn
Affiant

Subscribed and sworn to before me, this the 27th day of July 19 77

My commission expires April 26, 1978 (Affix Seal)

L. D. Richards
Notary Public

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 Russell W. Brothers & Wife, Mary Kate Brothers 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 8th day of July 19 77

Commission Expires April 26, 1978

L. D. Richards Notary Public.

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 George A. Vaughn and wife, Evelyn O. Vaughn 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 27th day of July, 1977.

Commission expires:

April 26, 1978

L. D. Richards
Notary Public

This instrument was prepared by:

Briley, Richards & Wrenne, Attys. 344 4th Ave. North Nashville, Tennessee 37219

Name — Address

17113

INSTALLMENT DEED

G-249006 SN

From Russell W. Brothers et ux

To George A. Vaughn et ux

IDENTIF. REFERENCE

JUL 28 3 29 PM '77

FEE ... DAVIDSON COUNTY, TENN.

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO. 1003—HESSEY 8.1.75

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 foundations may be left exposed)

3. All residential buildings must be set back at least 100 feet from public road property line. All detached buildings must be in rear of dwelling.

4. All barns and related type buildings must be set back 200 feet or more from property line adjoining Highway 96.

5. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters within 900 feet from property line and adjoining Highway 96. Any residential construction within 900 feet from property line adjoining Highway 96 must be completed within 12 months from beginning date.

6. No swine or commercial poultry may be kept on property.

7. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

George A. Vaughn

Evelyn Vaughn