This Instrument Was Prepared
By: Dewey W. Pedigo Of The Law Firm
Pedigo & Saindon, Stahlman Bldg.
Nashville, Tennessee

Installment Deed

BOOK 5181 PAGE 880

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W Hal Boyles (NAME:)	Same (NAME:)	
5024 Bowmanhill DR. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Map 76
Hermitage (CITY) Tenn (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	parcel 89 part of

Mail

FOR AND IN CONSIDERATION of the sum of THIRTEEN THOUSAND AND NO/100 ($13,000.00)---------- Dollars, of which ----SIX THOUSAND FIVE HUNDRED AND NO/100 ($6,500.00)---------- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder SIX THOUSAND FIVE HUNDRED AND NO/100 ($6,500.00)---------- Dollars, W. Hal Boyles and wife, Vivian Dodson Boyles we executed an installment deed note payable to the order of Monroe J. Huggins, Sr. and wife, Mary Juanita Huggins, said note being payable in 84 equal monthly installments of $102.94 each, with the first installment being due and payable one month from even date and thereafter, on the same day of each succeeding month, alike amount is due and payable until the entire amount, both principal and interest has been paid in full, Said note bears interest at the rate of 8-1/2% per annum and interest is included in said installments.

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, Monroe J. Huggins, Sr. and wife, Mary Juanita Huggins have this day bargained and sold, and do hereby transfer and convey unto the said W. Hal Boyles and wife, Vivian Dodson Boyles their ~~successors~~, heirs and assigns, certain real estate in ~~Davidson~~ Wilson County, Tennessee, as follows:

Land lying and being situated in the 25th Civil District of Wilson County, Tennessee, being Tract No. 2 on the Plan of Odum Estates, as of record in Plat Book 12, page 101, Register's Office for said County, to which reference is hereby made for a more particular description thereof.

Beginning at a point in the right of way of Earhart Rd.; thence south 85° 10' east 620.76 feet; thence south 15° 45' west 146.33 feet; thence north 85° 07' east 348.18 feet; thence south 6° 20' west 156 feet; thence north 85° 10' west 945 feet; thence north 6° 20' east 300 feet to the point of beginning, containing 5.39 acres, more or less.

Being the same property conveyed to Monroe J. Huggins, Sr. and wife, Mary Juanita Huggins by deed from Herman Franklin Odum and wife, Kathleen Odum of record in Deed Book 278, page 178, Register's Office for Wilson County, Tennessee.

AUG-9?? CONV 13,000.00
AUG-9?? MORT'G *6,500.00
AUG-9?? W'DEED B* 4.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 31 day of Sept. 19 75

W Hal Boyles Affiant

My commission expires: 2-4-76 (Affix Seal)

Notary Public

STATE OF TENN. WILSON CO. REAL ESTATE TRANSFER TAX

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 W. Hal Boyles and wife, Vivian Dodson Boyles, their ~~successors~~ 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 said real estate to said W. Hal Boyles and wife, Vivian Dodson Boyles, 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 W. Hal Boyles and wife, Vivian Dodson Boyles hereinafter referred to as trustors, hereby transfer and convey unto Dewey W. Pedigo, 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 Wilson
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 Registers Office for ~~DAVIDSON~~ Wilson 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.

Witness our *hand* S *this* ..... *day of* ....., 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

.....

.....

..... Mary Juanita Huggins.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jim L Hall, *a Notary Public in and for said County and State,* Monroe J. Huggins, Sr. and wife, Mary Juanita Huggins and W. Hal Boyles and wife, Vivian Dodson Boyles

*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* Sept., 19 75

Jim L Hall *Notary Public*

Commission expires 2-4-76

NOTARY PUBLIC DAVIDSON CO., TENN.

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* ..... *himself as* .....

Witness my hand and seal, at office in .....
this ..... *day of* ....., 19.....

..... *Notary Public*

Commission expires .....

E 19366

IDENTIFICATION
FEE $ 1.40 AUG 6 1975
FELIX Z. MITCHELL REGISTER
DAVIDSON COUNTY, TENN.

State Tax $ 4.50
.50
Recording Fee $ 4.00
Total $ 9.00

$38.36

DAVIDSON COUNTY TRUSTEES RECEIPT
$ 38.36
PAID
AUG 6 1975
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM
MONROE J. HUGGINS, SR., ET UX

TO
W. HAL BOYLES, ET UX

mail to 5024 Bonkhill Dr. Hermitage, Tenn. 37076

Filed for record this 6th day of August 1975 at 1:00 o'clock P.M.

Noted in Note Book 18 Page #1464

Recorded in Deed Book #81 Pages 378

In the Register's Office, for Davidson County, Tennessee.

Witness my hand this 2nd day of August 1975

Felix Z. Mitchell Register

Compliments of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner Third & Union
NASHVILLE, TENNESSEE 37201

PEDIGO & SAINDON