THIS INSTRUMENT WAS PREPARED BY:
WILKINS, ADAMS & WEEMS, ATTORNEYS
1100 Fidelity Federal Building
Nashville, Tennessee 37219

BOOK 5208 PAGE 899

103-12-100
26W 04105

INSTALLMENT DEED

For and in Consideration of the sum of SIXTY THOUSAND and NO/100 ($60,000.00)---------- Dollars, of which TWELVE THOUSAND and NO/100 ($12,000.00)---------- Dollars, has been paid in cash by the Grantee, Mary E. Anderson the receipt of which is hereby acknowledged, and for the remainder of FORTY EIGHT THOUSAND and NO/100 ($48,000.00)---------- Dollars, the said MARY E. ANDERSON has executed her promissory, payable to Mrs Mary L. Morton, in monthly installments of FOUR HUNDRED SIXTEEN and 55/100 ($416.55) DOLLARS beginning November 1, 1977 and the last installment being due October 1, 1997.

~~said~~ note bearing eight and one-half ~~six~~ per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Mrs. Mary L. Morton, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Mary E. Anderson heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 9 and the easterly part of Lot No. 8, Block "G", on the plan of Cherokee Park, of record in Book 547, pages 169 and 170, Register's Office for said County.

SAID Lot No. 9 and part of Lot No. 8 front together 95 feet on the northerly margin of Lauderdale Road and extends back 171 feet, more or less, on the westerly line and 169.5 feet on the easterly line to a dead line in the rear, measuring 62-9/13ths feet thereon.

BEING the same property conveyed to Mrs. Mary L. Morton by deed from William Thomas McClanahan, Sr., and wife, Elizabeth Peacher McClanahan of record in Book 2905, page 255, Register's Office for Davidson County, Tennessee.

ADDRESS NEW OWNER AS FOLLOWS:
Mary E. Anderson
315 Lauderdale Road
Nashville, Tennessee

SEND TAX BILLS TO:
SAME

MAP 103-12
PAR 100
26W 04105

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mary E. Anderson, her 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, and my heirs and representatives, to warrant and forever defend the title to said real estate to said Mary E. Anderson, her 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 in hand paid, I, the said Mary E. Anderson

do hereby transfer and convey unto Wilkins, Adams & Weems, Attorneys, a partnership, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Mary E. Anderson 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 $48,000.00 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 interst may appear.

I 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 I 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 I, the said Mary E. Anderson 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 I 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; if I 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 trust conveyance. I 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. I 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 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 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 Mary E. Anderson, her 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 Wilkins,Adams&Weems,Attorneys,a partnership, Trustee, shall be vested in said successor.

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 Mrs. Mary L. Morton, unmarried and Mary E. Anderson hereunto set our hands at Nashville, Tennessee, this the 5th day of October 1977

Mary L. Morton
Mrs. Mary L. Morton, unmarried

Mary E. Anderson
Mary E. Anderson

**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. Mary L. Morton, unmarried and Mary E. Anderson

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 5th day of October, 19 77

Commission Expires 3-8-80

John V. Adams, Notary Public.

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**STATE OF** _____

_____ **County.**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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
Davidson County

BOOK 5208 PAGE 902

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNT OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

_____
Affiant

Subscribed and Sworn to before me, this the 11th day of October, 1977.

_____
Notary Public

DEBORAH MCKENZIE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/13/80

INSTALLMENT DEED

FROM
Mrs. Mary L. Morton, unmarried

TO
Mary E. Anderson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 14 77 CONV 60,000.00
OCT 14 77 MORT'G 48,000.00
OCT 14 77 S'TAX B* 156.00
OCT 14 77 S'TAX B* 46.00
OCT 14 77 PR'FEE B* .50
OCT 14 77 W'DEED B* 8.00 * 210.50

E 31088

IDENTIF. REFERENCE

OCT 14 11 41 AM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

FORM CO. NASHVILLE