INSTALLMENT DEED

For and in Consideration of the sum of Twenty-One Thousand Five Hundred and no/100 ($21,500.00) - Dollars,

of which Four Thousand and no/100 ($4,000.00) - - - - - - - - - - Dollars,

has been paid in cash by William T. West and Rosemary Gregory, - - - - - - - -

the receipt of which is hereby acknowledged, and for the remainder Seventeen Thousand Five Hundred and no/100 ($17,500.00) Dollars,

the said - - William T. West and Rosemary Gregory - - - - - - - - - have executed their installment deed note, dated May 9, 1978, payable to the order of Charles C. Bonds and wife, Rachel Y. Bonds, in the principal sum of $17,500.00, payable over a period of seven (7) years, in eighty-four (84) monthly installments, as follows: On the 9th day of June, 1978, the sum of $281.56, and thereafter on the 9th day of each succedding month during said period of 84 months a like sum of $281.56, to be applied first to accrued interest at the rate of 9% per month, and the balance to principal; said payments made be made in advance without prepayment penalty;

all of said notes bearing 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, we, Charles C. Bonds and wife, Rachel Y. Bonds,

have this day bargained and sold, and do hereby transfer and convey unto the said William T. West ~~and Rosemary~~ Gregory, with right of survivorship, it being the express ~~intention of grantors to create a survivorship estate in~~ ~~heirs and assigns~~, the said grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, ~~xxxxxxx~~, 31st Coubcilmanic District, and identified and described as follows:

BEING LOT NO. 6 on the subdivision of a portion of the Charles C. Bonds and wife's property as of record in Book 4694, page 151, Register's Office for Davidson County, Tennessee, and described according to a survey made by McConnell Engineering, dated April 15, 1978, as follows:

BEGINNING at a point in the northerly margin of Battle Road, said point being the Southwest corner of Lot 7 of said Subdivision; thence westerly along the Northerly margin of Battle Road 150.00 feet to a point; thence North 00° 54' 41" West 1134.63 feet to a point; thence North 87° 45' 39" East 165.00 feet to a point, said point being the Northwest corner of Lot 12 of said subdivision; thence South 05° 00' East along the westerly margins of Lots 12, 11, 10 and 7 of said subdivision a distance of 814.50 feet to a point in the westerly margin of Lot 7; thence South 11° 51' 07" West 330.73 feet to the point of beginning.

Being part of the same property conveyed to Charles C. Bonds and wife, Rachel Y. Bonds, by deed from Dean Greenfield and wife, Bonnie Greenfield, dated April 2, 1973, of record in Book 4694, page 151, said Register's Office. Subject to following restrictions: (1) Home thereon to be remodeled according to plans submitted to grantors; (2) no chickens or livestock other than one cow per acre; (3) no other livestock; (4) no trailers, temporary buildings, or commercial activity on premises, and (5) no subdividing. Restrictions for 20 yrs.

This is improved (X) ~~XXXXXXXX~~ ( ) property, know as 5-acre tract with house, Battle Road., Antioch, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said WILLIAM T. WEST and ROSEMARY GREGORY, with right of survivorship, it being the express intention of grantors to create a survivorship estate in 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, except 1978 taxes which are being pro rated and assumed by grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said WILLIAM T. WEST and ROSEMARY GREGORY, with right of survivorship, as aforesaid, 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 in hand paid, we, the said William T. West and Rosemary Gregory

---

do hereby transfer and convey unto Henry F. Todd, 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 William T. West and Rosemary Gregory 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 $10,000.00 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.

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 William T. West and Rosemary Gregory, 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; if 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 trust 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 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 William T. West and Rosemary Gregory 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 Henry F. Todd, Jr., 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 Charles C. Bonds and wife, Rachel Y. Bonds, William T. West and Rosemary Gregory

hereunto set our hands at Nashville, Tennessee, this the 9th day of May 1978

Charles C. Bonds
Rachel Y. Bonds
William T. West
Rosemary Gregory

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charles C. Bonds and wife, Rachel Y. Bonds, William T. West and Rosemary Gregory,

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, Davidson County Tennessee, this 9th day of May, 1978.

[illegible], Notary Public.

Commission Expires July 21, 1981

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 }
COUNTY OF DAVIDSON }

BOOK 5283 PAGE 409

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I 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 .....

(over for additional acknowledgements)

MAY-9'78	CONV	21,500.00			
MAY-9'78	MORT'G	17,500.00			
MAY-9'78	S'TAX		B*	55.90	
MAY-9'78	S'TAX		B*	15.50	
MAY-9'78	PR'FEE		B*	.50	
MAY-9'78	W'DEED		B*	8.00	* 79.90

INSTALLMENT DEED

FROM
CHARLES C. BONDS ET UX

TO
WILLIAM T. WEST and
ROSEMARY GREGORY.

Attorneys Title Company
Tides Guaranteed

NASHVILLE, TENN.

Mail to:
Chas. C. Bonds et ux
Bunkitt Road., RFD
Antioch, Tenn., 37013.

E 64420

IDENTIF. REFERENCE

MAY 9 3 01 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FOILED CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wm.T.West and Rosemary Gregory, (NAME)	Same (NAME)	Part of Map: 187-22.1
RFD., Battle Road, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5D-21531.
Antioch, Tenn., 37013. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Harry G. Nichol, Atty.
711 J.C.Bradford Bldg.
Nashville, Tenn., 37219.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 21,500.00 William T. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF May, 1978.

Harry G. Nichol
Notary Public

MY COMMISSION EXPIRES: July 21, 1981
(AFFIX SEAL)