James Ray McKee
Springfield, Tenn

Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis O. Baker, et ux.	same	Map 8
(NAME:) 4111 Dalemere Ct.	(NAME:)	Par 66.00
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

SIXTY FIVE THOUSAND and no/100 ($65,000.00) *Dollars,*

of which TEN THOUSAND ($10,000.00)

Dollars, has been paid in cash,

the receipt of which is hereby acknowledged, and for the remainder

FIFTY FIVE THOUSAND and no/100 ($55,000.00) *Dollars,*

CURTIS O. BAKER and wife, EDITH JANET BAKER *have executed*

TWO certain joint promissory notes of even date herewith, payable to Ira P. Hall and wife, Kathleen M. Hall, to-wit:

1. In the amount of $6,000.00, due 90 days after date, with no interest from date until maturity; and,
2. In the amount of $49,000.00, plus interest from date at the rate of 8.5% per annum, payable in 10 equal successive annual installments of $7,468.09 each, commencing one year after date.

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,

We, IRA P. HALL and wife, KATHLEEN M. HALL

have this day bargained and sold, and do hereby transfer and convey unto the said

CURTIS O. BAKER and wife, EDITH JANET BAKER

survivor *(successors), heirs and assigns,*

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

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Hickerson and Hickerson, Engineers, dated February 22, 1964, as follows:

BEGINNING at an iron pin 6 feet South of a sugar tree, the Southwest corner of the tract of land conveyed to B. A. Rediker and wife, by deed of record in Book 1227, page 94, Register's Office for said County; thence due North 165 feet to an iron pin; thence North 19° East 95 feet to a point, the Southwest corner of the property conveyed to Rodney G. Duke and wife, by deed of record in Book 3802, page 405, said Register's Office; thence with Duke's southerly line, North 85° 20' East 1510 feet to a point in the center of Baxter Road, Duke's Southeast corner; thence with the center of said road, South 7° 08' East 141 feet, more or less, to a railroad spike; thence South 64° 14' West 263 feet to an old planted stone; thence South 4° 12' West 286 feet to an iron pin; thence North 88° West 296.5 feet to an iron pin; thence North 1° 30' East 132 feet to an old planted stone; thence North 85° 25' West 1019 feet to the point of beginning, containing 12.1 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 30th day of April 19 74.

Edith Janet Baker
Affiant

E. Brookes Dep Reg
Notary Public

My commission expires

(Affix Seal)

AND BEING the same property conveyed to Ira P. Hall and wife, Kathleen M. Hall, by Mary D. Rediker, in a deed appearing of record in Book 3808, page 975, Register's Office for Davidson County, Tennessee.

TAXES for the year 1979 shall be pro-rated to the date of deed.

POSSESSION shall be given 30 days after date.

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 Curtis O. Baker and wife, Edith Janet Baker survivor *(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* Curtis O. Baker and wife, Edith Janet Baker *(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 Curtis O. Baker and wife, Edith Janet Baker *hereinafter referred to as trustors, hereby transfer and convey unto* Robert L. English, *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 $ 55,000.00 *, 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 to employ counsel 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.

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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 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 28th *day of* April, *19*79.

Ira P. Hall
IRA P. HALL

Kathleen M. Hall
KATHLEEN M. HALL

Curtis O. Baker
CURTIS O. BAKER

Edith Janet Baker
EDITH JANET BAKER

STATE OF TENNESSEE }
COUNTY OF ~~Davidson~~ Robertson }

Personally appeared before me, James Roy McKee, *a Notary Public in and for said County and State,* Ira P. Hall and wife, Kathleen M. Hall, *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 Robertson County, Tennessee *this* 28th *day of* April, *19*79.

James Roy McKee
Notary Public

JAMES ROY McKEE NOTARY PUBLIC ROBERTSON COUNTY

Commission expires 7/28/1980

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STATE OF TENNESSEE }
COUNTY OF Robertson }

Personally appeared before me, James Ray McKee, *a Notary Public in and for said County and State,* Curtis O. Baker and wife, Edith Janet Baker *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 Robertson County, Tennessee *this* 28th *day of* April, *19* 79

Commission expires 7/24/1980 James Ray McKee *Notary Public*

JAMES RAY McKEE NOTARY PUBLIC ROBERTSON COUNTY

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 .....

INSTALLMENT DEED

FROM

TO

F. 26638

IDENTIF. REFERENCE

APR 30 1 39 PM '79

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CQ - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00-	CO
			55000.00-	MO
			169.00	CO TX
			53.00	MO TX
			.50	PRFEE
			8.00	WDECO
			CHECK	230.50-
9316A04/30/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 26638

IDENTIF. REFERENCE

APR 30 1 39 PM '79

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

No. 680561