Send Tax Bills To: Glenman O. Huggins
2610 Air Park Drive
Nashville, Tennessee

WILKINS, ADAMS & SPICER, ATTYS.
APEWEST OFFICE BUILDING
515 TWO MILE PARKWAY
CLARKSVILLE, TENNESSEE 37072

INSTALLMENT DEED

BOOK 5483 PAGE 721

For and in Consideration of the sum of $28,375.00 (Twenty-eight thousand, three hundred seventy-five and 00/100) Dollars, of which 3,000.00 (Three Thousand & 00/100) Dollars, has been paid in cash by Virgil Taylor et ux VirgElla Taylor the receipt of which is hereby acknowledged, and for the remainder $25,375.00 (Twenty-five Thousand, three hundred seventy-five and 00/100) Dollars, the said Virgil Taylor et ux VirgElla Taylor have executed their one note payable to the order of Glenman Huggins and Elizabeth Huggins payable in 240 monthly installments of $244.87, said installments including principal and interest at the rate of 10% with the first such installments beginning September 15, 1979.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, Whichever is Greater, For this Transfer is $28,375.00.

Affiant

Subscribed and Sworn to before me, this the 9th day of August, 1979.

Commission Expires: 10-17-82 Notary Public

all of said notes bearing ten 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, Glenman Huggins et ux Elizabeth Huggins

have this day bargained and sold, and do hereby transfer and convey unto the said Virgil Taylor et ux, VirgElla Taylor their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot NO. 62 on the plan of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for said County.

SAID Lot No. 62 fronts 60.0 feet on the southerly margin of Chickasaw Avenue and extends back between parallel lines 159.5 feet to a dead line.

BEING the same property conveyed to Glenman O. Huggins and wife, Elizabeth M. Huggins by deed from Alvin Y. McClanahan and wife, Dorothy Lee McClanahan of record in Book 4700, page 414, Register's Office for Davidson County, Tennessee.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantors heirs and assigns forever they covenant that they 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.

They further covenant and bind their heirs and representatives, to warrant and forever defend the title to said Virgil Taylor et ux Virg Ella Taylor, 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, , the said Virgil Taylor et ux Virg Ella Taylor

do hereby transfer and convey unto Wilkins, Adams & Spicer, 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.

They, the said Virgil Taylor et ux Virg Ella Taylor

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 $ maximum 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.

They 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 they 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 they, the said Virgil Taylor et ux Virg Ella Taylor 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 they 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; they 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. they 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. They 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 their 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 & Spicer, Attorneys, 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 Glenman Huggins et ux, Elizabeth Huggins and Virgil Taylor et ux Virg Ella Taylor hereunto set our hands at Goodlettsville, Tennessee, this the 9th day of August 19 79

IDENTIF. REFERENCE T

AUG 17 9 11 AM '79

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

F 46773

Glenman O. Huggins
GLENMAN HUGGINS

Elizabeth Huggins
ELIZABETH HUGGINS

Virgil A Taylor
VIRGIL TAYLOR

Virg Ella Taylor
VIRG ELLA TAYLOR

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENMAN HUGGINS et ux ELIZABETH HUGGINS

the 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 Goodlettsville, Tennessee, this 9th day of August, 1979

Commission Expires 1-18-82

Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VIRGIL TAYLOR et ux VIRG ELLA TAYLOR

the 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 Goodlettsville, Tennessee this 9th day of August, 19 79

Commission Expires 1-18-82

Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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

INSTALLMENT DEED

FROM

GLENMAN HUGGINS et ux ELIZABETH HUGGINS

TO

VIRGIL TAYLOR et ux VIRG ELLA TAYLOR

~~Attorneys Title Company~~
~~Title Guaranty~~

~~NASHVILLE, TENN.~~

WILKINS, ADAMS & SPICER, ATTYS
GATEWEST OFFICE BUILDING
515 TWO MILE PARKWAY
GOODLETTSVILLE, TENNESSEE 37072

FORLEY CO. - NASHVILLE

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

BOOK 5483 PAGE 725

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28375.00- CO	
			25375.00- MO	
			73.84 CO TX	
			23.40 MO TX	
			.50 PRFEE	
			12.00 TDEED	
			CHECK 109.74-	
4966A08/17/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 6 7 7 3

IDENTIF. REFERENCE

AUG 17 9 12 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705449