This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

Installment Deed

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7976 08/30 155.30- CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. Hugh Hicks	C. HUGH HICKS	118-10-17
(NAME:) 822 Sutton Hill Road	(NAME:) P.O. Box 110934	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37204	(STREET ADDRESS) NASHVILLE, TN 37211	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty Five Thousand Five Hundred and no/100----------($45,500.00)----------*Dollars,*
of which Thirteen Thousand and no/100----------($13,000.00)----------*Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder Thirty Two Thousand Five Hundred and no/100---($32,500.00)----------*Dollars,*

C. Hugh Hicks *has executed* his promissory note of even date herewith for the principal amount of $32,500.00 payable to the order of Lucille G. McKnight Peters in monthly installment as follows: On the 1st day of October, 1979 the sum of $297.29, and thereafter an additional 58 monthly installments each for a like amount of $297.29, all of which include both principal and interest at the rate of 10.5% per annum, and one, the last and 60th installment being in the amount of $31,508.17, plus interest at the rate of 10.5% per annum.
(Said payments are based on a 30 year schedule.)

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, I, Lucille G. McKnight Peters, formerly Lucille G. McKnight, unmarried
have this day bargained and sold, and do hereby transfer and convey unto the said C. Hugh Hicks
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 of Block E on the Map of Battlefield Estates, Section No. 2, as of record in Book 843, page 108, said Register's Office. Said Lot No. 11 fronts 110 feet on the northwesterly side of Sutton Hill Road and runs back between lines, 234 feet on the northeasterly line and 249.6 feet on the southwesterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Wm. L. McKnight and wife, Lucille G. McKnight by deed from Mrs. Elizabeth Chambers and husband, J. D. Chambers, of record in Book 1681, page 415, said Register's Office, the said William L. McKnight having since died and the said Lucille G. McKnight having since re-married, now being Lucille G. McKnight Peters.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 45,500.00
Subscribed and sworn to before me, this the 27 day of AUGUST 19 79
Affiant
My commission expires: 4-18-82 (Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 822 Sutton Hill Road, Nashville, Tennessee 37204
(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
C. Hugh Hicks *(successors),*
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.,* except for 1979 taxes which are prorated and assumed by the purchasers. I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. Hugh Hicks
(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 C. Hugh Hicks
hereinafter referred to as trustors, hereby transfer and convey unto Joseph B. Pitt, Jr., *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 $ 32,500 ÷ *, 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.*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 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.

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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 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 this 27th day of August, 19 79 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lucille G. McKnight Peters

C. Hugh Hicks

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert D. Eisenstein, a Notary Public in and for said County and State, Lucille G. McKnight Peters, unmarried

the within named bargainor..., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 19 79

Robert D. Eisenstein Notary Public

Commission expires July 18, 1982

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY C. KOTA, a Notary Public in and for said County and State, C. Hugh Hicks

the within named bargainor..., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of AUGUST, 19 79

Nancy C. Kota Notary Public

Commission expires 4-18-82

CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

23708

INSTALLMENT DEED

FROM
Lucille G. McKnight Peters

TO
C. Hugh Hicks

F 49132

IDENTIF. REFERENCE

AUG 30 8 24 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

185

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

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RECEIVED OF _____

FOR _____

CO - 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
			45500.00-	CO
			32500.00-	MO
			118.30	CO TX
			30.50	MO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 155.30-
7976A	08/30/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F491321

IDENTIF. REFERENCE

AUG 30 8 24 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708368