BAKER

Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry G. Lee	same	46
(NAME:)	(NAME:)	
27 North Main Street		24-25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Springfield, Tennessee 37172		PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of thirty thousand one hundred fifty---------- *Dollars,*
of which seven thousand four hundred sixteen and 50/100--------- *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder twenty-two thousand seven hundred thirty-three and 50/100--------- *Dollars,*

Larry G. Lee *has* S *executed*
his single installment-deed note dated this date and payable to the order of Robert Morgan White and wife Mary Lucretia White, February 1st, 1980, without interest,

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, Robert Morgan White and wife Mary Lucretia White,
have this day bargained and sold, and do hereby transfer and convey unto the said Larry G. Lee, and his *(successors), heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:* in the 13th Civil District of Davidson County, more particularly described as follows: Tract 1: beginning at a point north 64° east 507 feet from the southwest corner of the property conveyed to W. O. Davis and wife Fannie Davis, from Ezell Dickerson and wife by deed of record in Book 1977 at page 229 in the Register's office of Davidson County, in the center line of Bull Run Road; running thence north 28°8' west, passing an iron pin at 17.5 feet, the northerly margin of the said road, 170.5 feet to an iron pin; thence north 64°23' east, 101.1 feet to an iron pin; thence south 20°13' east, passing an iron pin at 153 feet, the northerly margin of Bull Run Road, 170 feet to the center line of the said road; thence with the center line of the said road, south 64° west 77.6 feet to the beginning; Tract 2: beginning at a point in the center of Bull Run Road at the northeast corner of the property conveyed to Ernest Robertson and wife from Bennie B. Lawson and wife by deed of record in Book 1874 at page 309 in the Register's office of Davidson County; thence northwardly 495 feet to a point in the southern boundary line of Lot No. 4 in the subdivision of the Elias Simpkins land; thence with the southern boundary line of the said Lot No. 4 north 87-1/2° west 661 feet to a point; thence south 2-1/2° west 212 feet to a point, the northwest corner of the property conveyed to George H. Kessler and wife from W. O. Davis and wife by deed of record in Book 2304 at page 193 in the said Register's office; thence with Kessler's northwesterly line north 64°23' east 101.1 feet to a point, Kessler's northeast corner; thence south 20°13' east, passing an iron pin at 153 feet, the northerly margin of Bull Run Road, 176 feet to a point; thence north 70° east 46 feet more or less to a point; thence north 85° east 100 feet to a point; thence south 83° east 100 feet to a point; thence south 80° east 150 feet to a point; thance south 78°45' east 340 feet to the point of beginnine, containing 5.5 acres, more or less; and being the same property conveyed to Robert Morgan White and wife Mary Lucretia White from William B. Suratt and wife Elizabeth Suratt by deed dated March 29th, 1973, and recorded at page 136 of Book 4694 in the Register's office of Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,150.00

Subscribed and sworn to before me, this the 13th day of November, 19 79

Affiant

My commission expires: 12-2-80 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) 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 Larry G. Lee, and his *(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, and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Larry G. Lee, and his *(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 Robert Morgan White and wife Mary Lucretia White *hereinafter referred to as trustors, hereby transfer and convey unto* W. R. Baker, *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 $, 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 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 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* s *this* 13th *day of* November, 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.*

/s/ Larry G. Lee — x Robert Morgan White

— x Mary Lucretia White

THIS INSTRUMENT WAS PREPARED BY: W. R. Baker, attorney at law, 205 North Main Street, Ashland City, Tennessee 37015.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rosa Morton, *a Notary Public in and for said County and State,* Robert Morgan White and wife Mary Lucretia White, and Larry G. Lee,

the within named 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* 13th *day of* November, *19* 79.

Rosa Morton *Notary Public*

Commission expires 11-2-80

STATE OF TENNESSEE
COUNTY OF _____

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 _____

FEE $ 4.72 2.

NOV 26 9 31 AM '79

DAVIDSON COUNTY, TENN. REGISTER

IDENTIF. REFERENCE

INSTALLMENT DEED

FROM
ROBERT MORGAN WHITE et ux.

TO
MARY LUCRETIA WHITE

TO
LARRY G. LEE

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

30150.00- CO
2473.60- MO
76.56 CO TX
25.73 MO TX
.50 PRFEE
6.00 REC
CHECK 173.46-
740341 11/26/79 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 6 4 7 2 2

IDENTIFICATION REFERENCE

Nov 26 9 31 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 727231