This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
HARRIET B. NESBITT and
MARION B. BREEDLOVE, a ½ undivided interest each

TO
DANIEL R. WILLIAMS and
ELLEN D. WILLIAMS

For draftsman's use

This Instrument Was Prepared By
Morris Levine
MORRIS LEVINE, Attorney-at-Law
1119 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel R. & Ellen D. Williams (NAME)	Daniel R. & Ellen D. Williams (NAME)	61-3-149
1022 Joyce Lane (STREET ADDRESS OR ROUTE NUMBER)	1016 Joyce Lane (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
H 3 3 4 3 6
IDENTIF. REFERENCE
MAR 1 2 2 18 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$49,500.00 Harriet B. Nesbitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF February 19 83
Edna S. Ward
Notary Public

MY COMMISSION EXPIRES: 4-20-1986
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Forty-Nine Thousand Five Hundred & 00/100 ($49,500.00) DOLLARS
of which $ 1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their promissory note in the principal sum of $48,500.00, of even date herewith, which said note is payable to the order of Harriet B. Nesbitt and Marion B. Breedlove. Said note provides for the payment of attorney's fees, if placed in the hands of an attorney for collection. Said note being payable in monthly installments of $400.00 each for 10 consecutive months, beginning March 1, 1983; thereafter, beginning January 1, 1984 payments increase to the sum of $450.00 per month for 12 consecutive months; thereafter, beginning January 1, 1985 payments increase to the sum of $475.00 for 12 consecutive months; thereafter, beginning January 1, 1986 payments increase to the sum of $500.00 for 36 consecutive months, and thereafter, the remaining balance shall be due and payable in full no later than the 1st day of January, 1989. No interest shall be charged if payments are made on the dates set out herein;

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

we, Harriet B. Nesbitt and Marion B. Breedlove,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Daniel R. Williams and Ellen D. Williams, a ½ undivided interest each, with the right of survivorship,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A lot or parcel of land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, July 7, 1950, as follows:

BEGINNING on the southerly margin of a 50 foot unnamed road, at a point 10 feet west and along a curve with a radius of 162 feet, from the northwest corner of the property conveyed to Ernest R. Biggs and wife by deed from A. J. Coleman and wife, of record in Book 1640, page 589, Register's Office for said County, thence with the southerly margin of said road on a curve with a radius of 162 feet, southwestwardly 52.5 feet and continuing with said road on a curve with a radius of 269 feet, southwestwardly 40 feet, in all 92.5 feet; thence south 1° 30' west 174 feet to an iron stake in the northerly line of the Smith property; thence with said line, south 88° 30' east 90 feet to a point north 88° 30' west 260 feet from the westerly margin of the Gallatin Road; thence north 1° west 200 feet, more or less, to the Beginning.

BEING part of the same property conveyed to Marion Bradford Breedlove and Ellis Charles Breedlove by deed from J. K. Woodard, Trustee, of record in Book 5659, page 886, Register's Office for Davidson County, Tennessee; the said Ellis Charles Breedlove having conveyed his ½ undivided interest by deed to Harriet B. Nesbitt, of record in Book 5765, page 675, said Register's Office. Not included in this transfer is a tool shed located to the rear of the property, said building* remains the personal property of Marion B. Breedlove.

This is improved (XX) unimproved ( ) property, known as 1022 Joyce Lane (House Number) (Street), Nashville, Tennessee 37216 P. O. Address: (City or Town) (Postal Zone)

OFFICIAL RECEIPT

BOOK 6013 PAGE 428

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, 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 us in hand paid, we, the said grantees herein do hereby transfer and convey unto_____ 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 grantees 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 insurable amt 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 interest 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 grantees, 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; 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 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 advise 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 the grantees herein, their heirs, 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the _____ day of February, 19 83

Harriet B. Nesbitt — Harriet B. Nesbitt

Daniel R. Williams — Daniel R. Williams

Marion B. Breedlove — Marion B. Breedlove

Ellen D. Williams — Ellen D. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harriet B. Nesbitt and ~~Marion B. Breedlove~~, Grantors, and Daniel R. Williams and Ellen D. Williams, Grantees, 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 14th day of February, 19 83.

Edna S. Wood, Notary Public.

Commission expires 4-20-1986

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~

Before me, Alice Findley Wright, a Notary Public of the State and County aforesaid, personally appeared Marion B. Breedlove, with whom I am personally acquainted, ~~and who, upon oath, acknowledged~~ ~~self to be~~ ~~of the~~ and who acknowledged that she 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 Hartville, Missouri, this 22nd day of February, 1983.

Alice Findley, Notary Public.

SEAL

Commission expires 12-10-83

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6013 PAGE 429

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49500.00- CO	
			48500.00- MO	
			126.70 CO TX	
			46.50 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	181.70-
0086A03/01/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 4 3 6

IDENTIF. REFERENCE

MAR 1 2 18 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932151