TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Richard A. Sells & wife, Nancy (NAME)	I.D.S. Mortgage Corporation (NAME)	Map 61-14
3725 Baxter Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1110 (STREET ADDRESS)	Parcel 190
Nashville, Tennessee 37216 (CITY) (P. O. ZONE) (STATE)	Minneapolis, Minn. 55440 (CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Twelve Thousand and Eight Hundred ----------
----------($12,800.00)---------- DOLLARS

of which $ has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees assume and agree to pay the remaining unpaid balance of a certain note in the original amount of Ten Thousand and Six Hundred and Fifty ($10,650.00) Dollars executed by Claudie C. Wheeler, et ux, Virginia C. Wheeler, dated February 25, 1960, and secured by a Deed of Trust to C. H. Briley, Jr., Trustee, of record in Book 3046, Page 125, Register's Office for Davidson County, Tennessee.

The said grantees have executed one promissory note of even date herewith in the principal amount of Four Thousand and Five Hundred ($4,500.00) Dollars payable to French B. Spillers, a widow, in 180 equal monthly installments of Forty Dollars and Forty-Five Cents ($40.45). Interest at the rate of 7% per annum is included in the $40.45 monthly installments. Said installments are first to be applied to the interest with the remainder being applied to the principal. The first of these installments is to fall due on September 1, 1972, and on the first day of each succeeding month thereafter until this note is paid in full.

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, French B. Spillers, a widow, and Hazel Spillers Brown, Harriet Spillers Killeen, and Glenn Spillers Hansom, the heirs-at-law of Jay B. Spillers, deceased, hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Richard A. Sells and wife, Nancy St. Charles Sells,

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

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of E. B. Craig's Subdivision of the Crownover property, as of record in Book 894, pages 640 and 641, said Register's Office.

Said Lot No. 57 fronts 50 feet on the westerly side of Baxter Street and runs back 152 feet 10 inches on the northerly line and 151 feet 10 inches on the southerly line, to a dead line measuring 50 feet thereon.

Being the same property conveyed to Jay B. Spillers and mother, French B. Spillers, by deed from Claudie C. Wheeler and wife, Virginia C. Wheeler, of record at Book 4549, Page 48, Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

mail to

This is improved (X) unimproved ( ) property known as 3725 Baxter Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address;) (City or Town) (Postal Zone)

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, except as noted above and taxes for 1972, a lien but not yet due and payable.

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 John P. Brown, Jr. 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 $ 12,000.00 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 7th day of ~~July~~ August, 1972.

French B. Spillers — Harriette Spillers Killeen

Hazel Spillers Brown — Glenn Spillers Hansom

Richard A Sells — Nancy St. Charles Sells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 12,800.00

Richard A Sells
Affiant

Subscribed and sworn to before me, this the 7th day of ~~July~~ August, 1972

My commission expires 11-1-72
(Affix Seal)

John P. Brown, Jr.
Notary Public

STATE OF Maryland
COUNTY OF Prince Georges

Personally appeared before me, Patsy R. Klau, a Notary Public in and for said County and State, the within named Harriet Spillers Killeen, the 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 Bowie, Maryland this 1 day of ~~July~~ August, 1972

Commission Expires July 1, 1974

Patsy R Klau
Notary Public.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John P. Brown, Jr., a Notary Public in and for said County and State, the within named French B. Spillers, a widow, Hazel Spillers Brown, and Glenn Spillers Hansom, and Richard A. Sells and wife, Nancy St. Charles Sells, the bargainor, 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 7th day of ~~July~~ August, 1972

Commission Expires 11-1-72

John P. Brown, Jr.
Notary Public.

self as

Witness my hand and seal, at office in ____ this ____ day of ____, 19__

Commission Expires ____
Notary Public

AUG-8	CONV	12,800.00		
AUG-8	MORT'G	*4,500.00		
AUG-8	S'TAX		A*	33.28
AUG-8	S'TAX		A*	2.50
AUG-8	P.F.FEE		A*	.50
AUG-8	W/DEED		A*	4.00 * 40.28

INSTALLMENT DEED

FROM
French B. Spillers, a widow, et al

To
Richard A. Sells and wife,
Nancy St. Charles Sells

B 70555

IDENTIF. REFERENCE

AUG 8 9 19 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION