ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal	Map 51-2
(NAME)	(NAME) Union at Fourth	Par. 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tenn. 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	MO

WARRANTY DEED

For and in consideration of the sum of $10.00
Ten and no/100 ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we;

CZESLAW ZIELINSKI AND WIFE, SHIRLEY M. ZIELINSKI

have bargained and sold, and by these presents do transfer and convey unto the said
JON B. WRIGHT AND WIFE, JOAN H. WRIGHT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 132 on the Map of Section 2, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Chadwell Drive at the corner of Lots Nos. 131 and 132; thence with the line between said lots northwesterly 200 feet to a point; thence westerly 122.2 feet to the easterly margin of Graycroft Road; thence with the margin of said Road, southerly passing a concrete monument at 201 feet, a total distance of 207.7 feet to another concrete monument at the beginning of a curve; thence around said curve, southeasterly 31.42 feet to the north margin of Chadwell Drive; thence with the margin of the same, easterly around a slight curve 228 feet to the point of beginning.

Being the same property conveyed to Czeslaw Zielinski and wife, Shirley M. Zielinski, by deed from Ernest C. Onks and wife, as of record in Book 4259, page 247, said Register's Office.

This conveyance is subject to easements, restrictions, set-back lines and taxes for 1973 applicable to said property.

unimproved ( )
This is improved (X) property, known as 906 Chadwell Drive, Madison, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 7th day of June, 1973.

X Czeslaw Zielinski — X Shirley M. Zielinski

CZESLAW ZIELINSKI SHIRLEY M. ZIELINSKI

BOOK 4701 PAGE 732

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~XXXXXXXX~~ Cape Girardeau

Personally appeared before me, Hazel M. Ford, a Notary Public in and for said County and State, the within named CZESLAW ZIELINSKI

the 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 ~~XXXXXXXXXXXXXXXXXX~~ see above, this 21 day of April, 19 73.

My commission expires July 25, 1976 Notary Public Hazel M. Ford

STATE OF MISSOURI
COUNTY OF Cape Girardeau

Personally appeared before me, Hazel M. Ford, a notary public in and for said County and State, the within named Shirley M. Zielinski, 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 Cape Girardeau, Missouri,,this 21 day of April, 1973.

Hazel M. Ford
Notary public

My Commission expires July 25, 1976

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jon B Wright

Sworn to and subscribed before me
this 25th day of April, 1973.

My commission expires Oct. 5, 1975 Notary Public Sanford B. Green Jr.

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY & HOLMAN Address First Federal Building

APR26 [illegible]ville, Tenne[illegible] 30,000.00
APR26 S'TAX A* 78.00
APR26 PR'FEE A* .50
APR26 W'DEED A* 4.00 * 82.50

30,000.00

WARRANTY DEED

FROM CZESLAW ZIELINSKI AND WIFE,

SHIRLEY M. ZIELINSKI

TO JON B. WRIGHT AND WIFE,

JOAN H. WRIGHT

C 0 3 9 9 1

IDENTIF. REFERENCE

APR 26 3 05 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

DEED OF TRUST

THIS INDENTURE, Made this 25th day of April 19 73 by and between JON B. WRIGHT AND WIFE, JOAN H. WRIGHT hereinafter jointly and severally designated Grantor, party of the first part, T. I. Holman, Jr., Trustee, hereinafter designated Trustee, party of the second part, and First Federal Savings & Loan Association of Nashville, an association chartered, organized and existing under and by virtue of the laws of the United States of America, hereinafter designated Beneficiary, party of the third part,

WITNESSETH, That Grantor, in consideration of the debt and trust hereinafter mentioned and created, does hereby, sell, transfer, and convey unto the Trustee, the following described real estate situated in the County of Davidson, and State of Tennessee, to wit:

Being Lot No. 132 on the Map of Section 2, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Chadwell Drive at the corner of Lots Nos. 131 and 132; thence with the line between said lots northwesterly 200 feet to a point; thence westerly 122.2 feet to the easterly margin of Graycroft Road; thence with the margin of said Road, southerly passing a concrete monument at 201 feet, a total distance of 207.7 feet to another concrete monument at the beginning of a curve; thence around said curve, southeasterly 31.42 feetto the north margin of Chadwell Drive; thence with the margin of the same, easterly around a slight curve 228 feet to the point of beginning.

Being the property conveyed to Jon B. Wright and wife, Joan H. Wright, by deed from Czeslaw Zielinski and wife, Shirley M. Zielinski, which is being recorded in Book _____, Page _____, said Register's Office.

together with all buildings and improvements now upon or hereafter put upon said real estate; all fixtures now or hereafter installed therein, including, without limiting the scope of the foregoing, all plumbing, heating and air conditioning equipment, appliances, gas and electric fixtures, mantels, screen doors and windows, storm doors and windows, shades, awnings, blinds, carpets and linoleums, which are or shall be attached by nails, screws, bolts, pipe connections, masonry or in any other manner, all of which are and shall be deemed to be fixtures and a part of the realty; all other privileges and appurtenances thereunto belonging; and all the rents, issues and profits which may arise or be had therefrom. All of the foregoing are herein referred to as the "Premises".

This instrument prepared by
STEPHENSON, LACKEY & HOLMAN
First Federal Building

To Have and To Hold the same to the Trustee, his successors in trust, and assigns, forever.

Grantor covenants that he is lawfully seized of said Premises that same is free of all taxes, liens and encumbrances except as herein otherwise recited, that he has good right, full power and lawful authority to convey same, and that he will warrant and defend the aforesaid title thereto against all claims.

This Conveyance is made in trust to secure the payment of a debt evidenced by a promissory note of even date herewith, executed by the Grantor, payable to the Beneficiary or order, at its principal office in Nashville, Tennessee, or at such other place as may be designated in writing by the holder thereof, for the principal sum of Twenty eight thousand and five hundred and no/100 ---------- ($ 28,500.00) Dollars, with interest and service fee from date at the rates therein specified; and principal, interest and service fee being payable as set forth therein.
Said note and all of its terms are incorporated herein by reference, and this conveyance shall secure any and all extensions thereof however evidenced.

This conveyance shall also secure such further sums of money as the Beneficiary may advance to the Grantor, after the principal of the note herein described has been reduced, but not, however, to exceed the original amount of the principal of said note.

Grantor, in order more fully to protect the security of this deed of trust, covenants and agrees as follows:

1. Grantor will pay the indebtedness and the prepayment and late charges as provided in said note.

2. Grantor will, in addition to and at the time of the monthly payments on said note, pay to Beneficiary a sum equal to the ground rents, if any, and the taxes and special assessments next due on the Premises covered by this deed of trust, plus the premiums that will next become due and payable on policies of fire and other hazard insurance on the Premises covered hereby (all as estimated by the Beneficiary) less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes, and special assessments will become due, such sums (Funds) to be held by the Beneficiary in trust, without interest, to pay said ground rents, premiums, taxes and special assessments before the same become delinquent, and payments made by Grantor shall be applied first to ground rents, taxes, special assessments, fire and other hazard insurance premiums, secondly to interest and service fee on the note secured hereby, and thirdly to amortization of principal of the said note.

3. If the total of the payments made by Grantor for ground rents, premiums, taxes and special assessments shall exceed the amount of payments actually made by the Beneficiary, such excess shall be credited on subsequent payments to be made by the Grantor. If, however, such monthly payments for ground rents, premiums, taxes and special assessments made by Grantor shall not be sufficient to pay such items when the same shall become due and payable, then the Grantor shall pay to the Beneficiary any amount necessary to make up such deficiency, on or before the date when payment of such ground rents, taxes, special assessments or premiums shall be due. Upon payment in full of all sums secured by this deed of trust, Beneficiary shall promptly refund to Grantor any Funds held by Beneficiary. If there shall be a default under any of the provisions of this deed of trust resulting in a public sale of the Premises covered hereby or if the Beneficiary acquires the Premises otherwise after default, Beneficiary shall apply any Funds then held by Beneficiary as a credit against the amount of principal then remaining unpaid under the note secured hereby.

4. Grantor will pay all ground rents, taxes, special assessments and charges of every character which are now or may hereafter become liens on said Premises, before they become delinquent, except when payment for all such items has theretofore been made as hereinabove provided; and he will promptly deliver the official receipts therefor to Beneficiary.

5. Grantor will continuously maintain hazard insurance, of such type or types and amounts as Beneficiary may from time to time require, on all buildings, fixtures and improvements now or hereafter on said real estate, and except when payment for all such premiums has theretofore been made as hereinabove provided, he will pay promptly when due any premiums therefor. All insurance shall be carried in companies approved by Beneficiary and the policies and renewals thereof shall be held by Beneficiary and have attached thereto loss payable clauses in favor of and in form acceptable to Beneficiary. In event of loss he will give immediate notice by mail to Beneficiary, who may make proof of loss if not made promptly by Grantor, and each insurance company concerned is hereby authorized and directed to make payment of such loss directly to Beneficiary instead of a Grantor and Beneficiary jointly. The insurance proceeds, or any part thereof, may be applied by Beneficiary at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this deed of trust, or other transfer of title to the said Premises in extinguishment of the indebtedness secured hereby, all interest of Grantor in and to any insurance policies shall pass to the purchaser or the grantee.

6. Grantor will keep all buildings, fixtures and other improvements now or hereafter on said real estate in good repair, will comply with all laws, ordinances, regulations, covenants, conditions, restrictions, and leases affecting said Premises, will not commit or suffer waste or deterioration of said Premises and will not alter, demolish or remove any buildings, fixtures or improvements on said real estate without the written consent of Beneficiary. Beneficiary may enter upon the Premises at any reasonable time for the purpose of determining whether Grantor is performing these covenants and agreements.

7. Grantor will keep said Premises free from all prior liens, and will pay all liens, if any, which in any way may impair the security of this deed of trust, and all costs, expenses and attorney's fees incurred by the Trustee or the Beneficiary in the protection of said Premises and the maintenance and execution of this trust, in or on account of any litigation or legal proceeding in any court or before any tribunal, whether instituted by a party hereto or otherwise, which shall involve in any way the said Premises, the debt hereby secured or this deed of trust, or in the collection of the debt hereby secured through an attorney by suit or otherwise. Beneficiary has not consented, and will not consent, to any contract or to any work or to the furnishing of any materials, which might be deemed to create a lien or liens superior to the lien of this instrument either under Tennessee Code Annotated Section 64-1108 or otherwise.

8. If the Premises hereby conveyed is a condominium unit, Grantor shall duly and promptly pay every assessment for common charges, shall fully and faithfully keep and perform each and every covenant, agreement and provision in the Master Deed, By-Laws, and Rules and Regulations on the part of the Grantor to be kept and performed, and shall not, except with the prior written consent of the Beneficiary, vote for or consent to any modification of, amendment to, or relaxation in the enforcement of any provision of the Master Deed or the By-Laws.

9. If the Premises hereby conveyed is a condominium unit and the Board of Managers keeps the entire building of which such unit is a part insured as provided in the By-Laws, Beneficiary shall permit the proceeds of such insurance to be disbursed by the Board of Managers, or the Insurance Trustee, for the purpose of repairing and restoring the damage to the building; however, in the event the Board of Managers fails or refuses to insure the entire building as provided in the By-Laws, or for any reason does not provide or secure insurance upon Grantor's condominium unit as required by Beneficiary, the Grantor shall keep his unit insured as provided in paragraph 5 of this Deed of Trust.

10. If the Grantor shall fail to perform any of the covenants or agreements contained herein, the Beneficiary shall have the right to perform such covenants or agreements; and all sums advanced by the Beneficiary in the performance of such covenants or agreements shall be due and payable, with interest at the rate of ten per cent (10%) per annum, on demand or in monthly installments, at the option of the Beneficiary, and this deed of trust shall stand as security therefor.

11. If the Grantor shall execute any instrument conveying, or creating any lien on, said Premises or any part thereof without the prior written consent of the Beneficiary, the Beneficiary may declare all the sums secured hereby to be immediately due and payable, or the Beneficiary may, upon payment of a transfer fee and without notice to the Grantor, deal with such successor or successors in interest with reference to this instrument and the debt hereby secured in the same manner as with the Grantor without in any way vitiating or discharging the Grantor's liability hereunder or upon the debt hereby secured. No sale of the Premises hereby conveyed or no forbearance on the part of the Beneficiary or no extension of the time for the payment of the debt hereby secured shall operate to release, discharge, modify, change or affect the original liability of the Grantor herein either in whole or in part.

12. Should the Premises or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or in any other manner, Beneficiary shall be entitled to all compensation, awards, and other payments or relief therefor, and shall be entitled at its option to commence, appear in and prosecute in its own name, any action or proceedings, or to make any compromise or settlement, in connection with such taking or damage. All such compensation, awards, damages and rights of action are hereby assigned to Beneficiary, who may after deducting therefrom all its expenses, including attorney's fees, release any moneys so received by it or apply the same on any indebetedness secured hereby. Grantor agrees to execute such further assignments of any compensation, award, damage, and rights of action as Beneficiary or Trustee may require.

13. At any time or from time to time, without liability therefor and without notice, and without affecting the personal liability of any person for the indebtedness secured hereby and without releasing the interest of any party joining in this deed of trust, Beneficiary may release or cause to be released any part of said Premises, or join in granting any easement or creating any restriction thereon.

14. Time is of the essence of this contract and no waiver of any obligation hereunder or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of any of the instruments secured hereby.

NOW, THEREFORE, if the Grantor shall well and truly perform all of the covenants and agreements of this deed of trust and of the note secured hereby, then this conveyance shall be null and void, and shall be released by the Beneficiary at the cost and request of the Grantor. If, however, the Grantor shall fail to pay said indebtedness or any part thereof or to perform any covenant or agreement of this deed of trust for a period of thirty days, or if the Grantor shall execute any instrument conveying, or creating any lien on, said Premises or any part thereof without the written consent of the Beneficiary, or if the Grantor shall make an assignment for the benefit of creditors or shall file a petition in bankruptcy or be adjudicated bankrupt or institute any proceedings under the bankruptcy laws of the United States, at the option of the Beneficiary the entire indebtedness hereby secured shall immediately become due, payable and collectible without notice, it being understood and agreed that any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time, and the Trustee, upon request of the Beneficiary, is hereby authorized and empowered to enter and take possession of said Premises, and before or after entry, to advertise said Premises once a week for three (3) consecutive weeks, giving notice of the time, place and terms of sale, in some newspaper published in the County where said Premises are located, the first publication being at least twenty (20) days prior to the date of sale, and to sell the same at the Courthouse door of said County at public outcry to the highest and best bidder for cash, in bar of all rights and equities of redemption, homestead, dower and all other rights and exemptions of every kind, all of which are hereby expressly waived. Upon such sale the Trustee is hereby authorized to execute and deliver a conveyance to the purchaser and to place the purchaser in quiet and peaceable possession of said Premises. Such sale by the Trustee will create the relation of landlord and tenant at will between the purchaser at such sale and Grantor herein without notice, and upon default of such tenant in surrendering possession of the Premises herein conveyed, such tenant may be removed by a writ of unlawful detainer at the suit of either the purchaser or the Trustee for the use and benefit of the purchaser. The Beneficiary may bid and become the purchaser at any sale under this deed of trust, and the Trustee need not personally attend and conduct the same but may, at his option, have the sale conducted by an agent or attorney selected by him. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein.

The proceeds of any sale shall be applied:

First.—To pay the expense of making, maintaining and executing this trust, and protecting the property, including a reasonable attorney's fee and a Trustee's compensation as provided by law on the gross proceeds of sale hereunder.

Second.—To pay the indebtedness and all other sums hereby secured.

Third.—To pay the surplus, if any, to the person or persons legally entitled thereto.

Until default the Grantor may retain possession, use and enjoyment of the Premises. Default in any of the convenants or agreements of this deed of trust shall terminate the Grantor's right to possession, use and enjoyment of the Premises; and from and after any such default the Trustee or the Beneficiary shall have the right to collect the rents, issues and profits of the Premises. In the event of such default in any of the covenants or agreements of this deed of trust, at its option, the Beneficiary may foreclose this deed of trust in any court of competent jurisdiction, and shall be entitled to the immediate appointment of a receiver for the collection of the rents, issues and profits of said Premises during the pendency of such foreclosure. This right is cumulative and is not a waiver of the right to advertise and sell under Trustee's power of sale.

The irrevocable power to appoint a successor trustee or trustees is hereby expressly granted to the Beneficiary, to be exercised at any time hereafter and as often as necessary or desired without notice and without specifying any reason therefor, by filing for record in the office where this instrument is recorded a deed of appointment, and the title, powers and authority herein conveyed to and vested in the Trustee shall be vested in such successor or successors. All parties in interest hereby expressly waive oath, inventory and bond for the execution of this trust on the part of the Trustee or any successor trustee.

The covenants and agreements herein contained shall extend to, inure to the benefit of, and be binding upon, the respective successors, heirs, executors, administrators and assigns of the parties hereto, the same as if they were in every case named and expressed. 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the date first above written.

Jon B Wright

JON B. WRIGHT

Joan H. Wright

JOAN H. WRIGHT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON B. WRIGHT AND WIFE, JOAN H. WRIGHT the within named 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 25th day of April 1973

Notary Public

My Commission Expires:
Oct. 5, 1975

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the and respectively of the the within named bargainor, a corporation, and that 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 .

Notary Public

My Commission Expires:

DEED OF TRUST

$ 28,500.00 No. 905031-8

JON B. WRIGHT AND WIFE,

JOAN H. WRIGHT

TO

T. I. HOLMAN, JR., Trustee

FOR

First Federal Savings & Loan Association of Nashville

C 0 3 9 9 2

IDENTIF. REFERENCE

APR 26 3 05 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

APR26	MORT	28,500.00				
APR26	ST TAX		A*	26.50		
APR26	PR FEE		A*	.50		
APR26	DEED		A*	8.00	*	35.00