This Form furnished by Attorneys Title Company, Inc. **INSTALLMENT DEED** Form No. WD-4

FROM

J. R. FREEMAN, TRUSTEE

RECORDED INSTRUMENT
TO: JOHN G. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214

TO

Douglas P. Dabbs Et Ux,

Mary H. Dabbs

For draftsman's use

PREPARED BY:

John G. Doak, Attorney
2525 Lebanon Road
Nashville, Tennessee 37214

BOOK 4781 PAGE 101

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas P. Dabbs (NAME)	Fidelity Federal Savings & Loan (NAME)	61-B
1314-1316 Plymouth Ave. 1321-1325 Riverwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	61-B
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

C3866'9

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T
JAN 16 2 40 PM '74
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$76,000.00 Douglas P. Dabbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 73.

Felix Z. Wilson
Notary Public

MY COMMISSION EXPIRES: February 1, 1975
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Seventy-six Thousand and no/100 ($76,000.00) DOLLARS

of which $ -0- has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees agree to assume and to pay the balance of the mortgage indebtedness on the premises dated 17 May 1963, of record in Book 3589, page 435, Register's Office for Davidson County, Tennessee, in the original principal amount of $54,900.00; and, grantees have executed an installment deed note of even date in the principal amount of $28,200.00 payable to the order of J. R. Freeman, Trustee in 180 successive, equal, monthly installments of $269.51 each commencing on the 1st day of February, 1974; said payments include both principal and interest at the rate of 8% per annum.

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, J. R. Freeman, Trustee, with full power to mortgage, sell, transfer, convey any part or all of the same without the joinder of any beneficiary.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Douglas P. Dabbs Et Ux Mary H. Dabbs

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

LAND in Davidson County, Tennessee, being part of Lots Nos. 68 and 85 on the Map showing the revision of Lots 68,69, and 85 on Eastdale Place, also a part of Plymouth Avenue originally located between Eastdale Place and Riverwood Subdivision, which has been abandoned, as of record in Book 843, page 77, Register's Office for said County, and described according to a survey made by Hickerson and Smith Engineering Company, dated January 11, 1965, as follows, to-wit:

BEGINNING at an iron pin located in the southwesterly corner of the property herein described, said iron pin being located north 37 deg. 00' east 200.0 feet from an iron pin located in the northeasterly margin of Riverwood Drive, which iron pin is located north 52 deg. 00' west, 261.2 feet with the northeasterly margin of Riverwood Drive from the northerly margin of East Riverwood Drive; thence from said point of beginning north 42 deg. 20' east 100.0 feet to an iron pin; thence north 5 deg. 15' east 141.3 feet to an iron pin located in the southerly margin of Plymouth Drive; thence with said southerly margin of Plymouth Drive, with a slight curve and in a southeasterly direction a distance of 16.0 feet to an iron pin; thence south 8 deg. 50' east 272 feet, more or less, to an iron pin; thence south 42 deg. 35' west 75.0 feet to an iron pin; thence north 35 deg. 30' west 142.0 feet to an iron pin, being the point of beginning.

This is improved ( ) ( ) property, known as 1314-1316 Plymouth Ave and 1321-1325 Riverwood Dr. Nash. (Street No.) (Street) (City or Town) (Postal Zone)

Continued on attached page

MAIL
RECORDED INST.
To: JOHN G. DOAK
2525 L...
N...

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 seised 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 John G. Doak, 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 $ full insurable value, and 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 31st day of December 19 73.

J. R. Freeman, Trustee

J. R. Freeman, Trustee

x Douglas P. Dabbs

Douglas P. Dabbs

x Mary H. Dabbs

Mary H. Dabbs

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 J. R. Freeman, Trustee and Douglas P. Dabbs Et Ux, Mary H. Dabbs the bargainor s, 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 31st day of December, 1973.

Helen L Sandison, Notary Public.

HELEN L SANDISON NOTARY PUBLIC DAVIDSON

Commission expires 11 August 1975.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

MAIL
RECORDED INSTRUMENT
To: JOHN G. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214

BEING part of the property conveyed to R. L. Freeman, Trustee, with full powers, by deed from Residential Investments, Inc., of record in Book 4354, page 241, Register's Office for Davidson County, Tennessee, the said R. L. Freeman, having since died and J. R. Freeman having been appointed substitute Trustee with full powers by Trust Agreement of record in Book 4709, page 562, Register's Office for Davidson County, Tennessee.

GRANTOR further transfers and conveys unto Grantees the funds held in escrow by Fidelity Federal Savings and Loan Association and does hereby authorize Fidelity Federal Savings and Loan Association to transfer the existing insurance on the premises to grantees.

JAN16	CONV	76,000.00				
JAN16	MORT	28,200.00				
JAN16 S TAX			A*	197.60		
JAN16 S TAX			A*	26.20		
JAN16 FEE			A*	.50		
JAN16 DEED			A*	6.00	*	230.30