This instrument prepared by Donald R. O'Guin: 1009 Donelson Ave., Old Hickory, Tn. 37138

BOOK 4889 PAGE 345

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Larry Lafferty (NAME)	Donald Roy O'Guin Sr. (NAME)	71-7 171
1715 Luton Ave. (STREET ADDRESS OR ROUTE NUMBER)	1006 Forrest Ave. (STREET ADDRESS)	12D 50850
Nashvlle, Tennessee (CITY) (P. O. ZONE) (STATE)	Nahhville, Tennessee (CITY) (ZONE) (STATE)	Bk.4452, pg. 497

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Sixteen Thousand Dollars add No Cents 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 pay the balance of Sixteen Thousand Dollars and No Cents ($16,000) Dollars in the hereinafter described manner. The balance of Sixteen Thousand Dollars ($16,000.00) Dollars is agreed to be paid by the Purchasers to the Sellers One Hundred Five Dollars and Thirty Cents ($105.30) Dollars per month which includes principal and intrest and thereafter the sum of Sixteenn Dollars and Thirty Four Cents ($16.34) Dollars per month which shall be escrowed to pay the taxes and thereafter the Further sum of Seventeen Dollars and Thirty Four Cents ($17.34) Dollars per month Which shall be escrowed to pay the hazard insurance for a total monthly payment of One hundred thirty eight dollars and Ninety Eight Cents ($138.98) Dollars per month. Should the taxes or insurance be increased then the Purchasers shall bear the expenses of the increase and the money payment shall be increased a sufficient amount to pay said increase. The payment shall continue until the balance of Sixteen Thousand Dollars and No Cents ($16,000.00) Dollars is paid in full. When said contract has been paid if full, The Sellers will furnish the Purchasers a Warranty Deed Clear of all debts. The Purchasers hereby covenant that if default shall be made in the payment or should the Purchasers violate any of the covenants of this agreement, the the Purchasers shall become tenants at Sufferance, hereby waiving all rights of notice and the Sellers shall be entitled immediately to re-enter and rr-take possession of the demised premises.

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.

To Donald Roy O'Guin Sr. and Catherin Regenia O'Guin

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Larry Lafferty

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

1715 Luton Street

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

FEB 13 '85	CONV	16,000.00			
FEB 13 '85	MORT'G	16,000.00			
FEB 13 '85	S'TAX		A*	41.60	
FEB 13 '85	S'TAX		A*	14.00	
FEB 13 '85	PR'FEE		A*	.50	
FEB 13 '85	W'DEED		A*	6.00	* 62.10

This is improved (X), unimproved ( ) property known as 1715 Luton Street, Nqshville. Tennessee
(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 convenant 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 $ 16,000.00 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 / day of /

19 74

Donald R. O'Guin Sr. — Larry Lafferty

Catherine Regenia O'Guin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,000.00

Larry Lafferty
Affiant

Subscribed and sworn to before me, this the 1 day of January 19 74

My commission expires 11-13-76
(Affix Seal)

Jacqueline Pennington
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me Jacqueline Pennington a Notary Public in and for said County and State, the within named Donald R. O'Guin Sr, Catherine Regenia O'Guin, Larry Lafferty the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 1 day of January 19 74

Commission Expires 11-13-76

Jacqueline Pennington
Notary Public.

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 _____

INSTALLMENT DEED

FROM
Donald R. O'Guin Sr.
Cathernin Regenia O'Guin

To
Larry Lafferty

C 87563

IDENTIF. REFERENCE

FEB 13 12 05 PM '75

FELIX A. PHILLIPS REGISTER
DAVIDSON COUNTY, TENN.

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404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM NO. 1005—MESSEY 4-1-75

This is a true and accurate statement of the preperty on 1715 Luton Street.

Donald R. O'Guin

Donald R. O'Guin

Date: 2-13-75

Jacqueline Pennington
My commission expires 11-13-76

Being Lot No. 15 on the Map of the Re-subdivision of I. D. Luton's addition as of record in book 974, page 55, Register's Office for said County.

Said lot No. 15 fronts 75 feet on the easterly side of Luton Street and runs back 197.9 feet on the north line and 200.7 feet on the south line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Cheryl Dean Stevens by deed from Leslie T. Stevens and wife, Ruth E. Stevens of record in Book 4295, page 647, said Register's Office.

Benjamin McMurray, III joins in the signing of this instruments to convey any and all right, title and interest which he may have in the herein described property.