BOOK 938 PAGE 202 129-12 92

INSTALLMENT DEED

For and in Consideration of the sum of Seventy Seven Thousand Five Hundred and No/100 ($77,500.00) ---------- Dollars, of which Five Thousand and No/100 ($5,000.00) ---------- Dollars, has been paid in cash by Steve Arnold Wood and wife Carolyn Carter Wood the receipt of which is hereby acknowledged, and for the remainder Seventy Two Thousand Five Hundred ($72,500.00) ---------- Dollars, the said Steve Arnold Wood and wife Carolyn Carter Wood have executed their joint promissory note of even date herewith in the principal sum of $72,500.00 payable to the order of Perry Chaffin in monthly installments of $100.00 each, plus interest at 8% for 59 months, with the 60th payment being for the entire unpaid balance and all accrued interest.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, Perry M.Chaffin, a widower

have this day bargained and sold, and do hereby transfer and convey unto the said Steve Arnold Wood and wife Carolyn Carter Wood heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee described according to a copy of a survey thereof made by Ralph W. C. Lambert, Surveyor, December 12, 1953, as follows: Beginning on the westerly margin of State Highway No. 100 at the southeast corner of the property conveyed to Joe Bendal Lawrence and wife by deed from P. M. Chaffin and wife, or record in Book 2145, page 295, Register's Office for said County; thence with Lawrence's southerly line westerly 114.7 feet to the right of way of the N. C. & St. L Railroad; thence southerly with said right of way 139.8 feet; thence easterly 101 feet to a point in the westerly margin of State Highway No. 100; thance with the margin of same northerly 139 feet to the point of beginning.

Being the same property devised to Perry M. Chaffin by the Will of Ruby M. Chaffin of record in Will Book 192, Page 105, County Court Clerk's office for said county.

This is unimproved ( ) improved (X) property, know as 6590 Highway 100, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Steve Arnold Wood and wife Carolyn Carter Wood, their heirs and assigns forever. I covenant that I am 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 by the 1975 taxes which are prorated and assumed by grantees. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Steve Arnold Wood and wife Carolyn Carter Wood, 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 in hand paid, we, the said Steve Arnold Wood and wife Carolyn Carter Wood

do hereby transfer and convey unto William S. Hofstetter, 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 Steve Arnold Wood and wife Carolyn Carter Wood

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 value 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 interst 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 Steve Arnold Wood and wife Carolyn Carter Wood 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; if 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 trust 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 advice 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 Steve Arnold Wood and Carolyn Carter Wood th 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 William S. Hofstetter, Trustee, shall be vested in said successor.

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 Steve Arnold Wood and wife Carolyn Carter Wood and Perry M. Chaffin hereunto set our hands at Nashville, Tennessee, this the 31st day of July 19 75

X Perry M Chaffin

Steve Arnold Wood

Carolyn Carter Wood

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Perry M Chaffin, Steve Arnold Wood and Carolyn Carter Wood

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 July, 19 75

Commission Expires 8/30/77 Jane D. McLemore Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____

_____ **County.**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

AUG-4 75 CONV 77,500.00
AUG-4 75 MORTG 72,500.00
AUG-4 75 S'TAX A* 201.50
AUG-4 75 S'TAX A* 70.50
AUG-4 75 PR FEE A* .50
AUG-4 75 MUEED A* 8.00 * 280.50

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 _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

BOOK 4938 PAGE 205

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,
with whom I 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 .....

(over for additional acknowledgements)

B 8052 1

IDENTIF. REFERENCE

AUG 4 2 02 PM '75

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

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to
W. S. Hofstetter
501 Union Bldg.
City 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Arnold Wood (NAME)	same (NAME)	129-12-92
131 Page Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
William S. Hofstetter, Attorney
501 Union Street
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 77,500.00 W. S. Hofstetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 1975

Notary Public

MY COMMISSION EXPIRES: 8/30/77

(AFFIX SEAL)