MAIL TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

ALAN C. JACKSON and

ARTHUR C. SPAIN

TO

JAMES M. LYNCH and wife

SANDRA D. LYNCH

For draftsman's use

THIS INSTRUMENT PREPARED BY:
HENRY K. BUCKNER, JR., ATTY.
3937 GALLATIN ROAD
NASHVILLE, TENN. 37216

BOOK 4951 PAGE 688

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES M. LYNCH et ux (NAME)	same (NAME)	83-6
226 CHAPEL AVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	102
NASHVILLE, TENN. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	27W3805

D15921

(FOR REGISTER'S USE)

TRANSFER REFERENCE

SEP 17 1 26 PM '75

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$11,100.00 X James M. Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Sept. 1975

Notary Public

MY COMMISSION EXPIRES: [illegible] 12, 1976

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO. TENN.

FOR AND IN CONSIDERATION OF the sum of $11,100.00
ELEVEN THOUSAND ONE HUNDRED and no/100 DOLLARS

of which $ 2,011.60 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 Vendor's lien as of record in Book 4866, page 18, Register's Office for Davidson County, Tenn. This note is payable to Frances D. Parsons. For the remainder, the said James M. Lynch and wife Sandra D. Lynch, hereby execute their one joint installment deed note of even date herewith, in the original principal sum of $2,000.00, payable to ALAN C. JACKSON and ARTHUR C. SPAIN, in three annual installments. The first installment being due on the 16th day of Sept. 1976 in the amount of $666.68, the second and third installments being due on the same day of the month in 1977, and 1978, in the amount of $666.66 each. This note bears interest at the rate of 9% per annum on the unpaid principal. Said interest being payable on the ___ day of each quarter. The first payment on said interest being due on the 16th day of Dec. 1975

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,

ALAN C. JACKSON and ARTHUR C SPAIN as tenants in common

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

JAMES M. LYNCH and wife SANDRA D. LYNCH

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

LAND IN DAVIDSON County, Tennessee, being the westerly 128 feet of Lot No. 60 on the map of Beaumont Place of record in Book 332, page 38, Register's Office for said County.

SAID part of Lot No. 60 begins at an iron pin in the easterly margin of Chapel Avenue at the common corner of Lots No. 60 and 61 and thence with the line of Lots No. 60 and 61, N 66° 30' W 128 feet to an iron pin; thence S 23° 30' E 50 feet to a stake in the line of Lots No. 59 and 60, said stake being located S 66° 30' W 64.9 feet from the westerly margin of a 15 foot alley; running thence S 66° 30' W 128 feet to a stake in the easterly margin of Chapel Avenue being the common corner of Lots No. 59 and 60; thence with the easterly margin of said Avenue N 23° 30' W 50 feet to the beginning.

BEING the same property conveyed to ALAN C. JACKSON and ARTHUR C. SPAIN, as tenants in common, by deed from FRANCES D. PARSONS, of record in Book 4866, page 18, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 226 Chapel Ave. Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

BOOK 4951 PAGE 689 MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

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 Glen Gaston 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 $ Ins. Amt. 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 outcery, 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 16th day of Sept, 19 75.

James M. Lynch
JAMES M. LYNCH

Alan C. Jackson
ALAN C. JACKSON

Sandra D. Lynch
SANDRA D. LYNCH

Arthur C. Spain
ARTHUR C. SPAIN

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 ALAN C. JACKSON and ARTHUR C. SPAIN, JAMES M. LYNCH and wife SANDRA D. LYNCH, the bargainors, 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 16th day of Sept, 19 75.

Notary Public

Commission expires My Commission Expires Sept 12, 1976

JIM STEVENS NOTARY PUBLIC DAVIDSON

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SEP 17 75 CONV 11,100.00
SEP 17 75 S'TAX A* 28.85
SEP 17 75 PRFEE A* .50
SEP 17 75 M'DEED A* 4.00

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* 33.35 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

JIM STEVENS
"SALES THAT SATISFY"
REALTY & AUCTION ASSOCIATES
228-2541 JIM STEVENS, Auctioneer 3937 Gallatin Rd.
Licensed in Tenn. & Ky. - Realtors & Auctioneers Assn. Nashville, Tenn.