This instrument was prepared by James C. Leseman, Attorney at Law, Rush Mont
320 Gallatin Road, Madison, Tennessee.

Installment Deed

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4980 PAGE 658	MAP PARCEL NUMBERS
Brenda J. Green	(same)	23W08510
(NAME:)	(NAME:)	
1404 Ordway Place		Map 83-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 296
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand Nine Hundred Fifty and No/100---- ($19,950.00) *Dollars,*
of which Three Thousand and No/100---- ($3,000.00) *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder Sixteen Thousand Nine Hundred Fifty and No/100 ($16,950.00) *Dollars,*
the grantee hereinafter named *has executed*
her promissory note of even date herewith payable to the grantor hereinafter named in 120 monthly installments of $150.00 each, including principal and interest at the rate of 8% per annum, with the entire unpaid balance of both principal and interest being due ten (10) years from date hereof,

DEC 18 75	CONV	19,950.00		
DEC 18 75	MORT'G	16,950.00		
DEC 18 75	S'TAX		B*	51.74
DEC 18 75	S'TAX		B*	14.90
DEC 18 75	PRTFEE		B*	.50
DEC 18 75	RECFEE		B* 4.00	* 71.14

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest and attorney fees, a lien is expressly retained on the land herein conveyed, I, Pauline Shoulders, herein called the Grantor,
have this day bargained and sold, and do hereby transfer and convey unto Brenda J. Green, herein called the Grantee, her
heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of the subdivision of the Lindsley 29 acre tract, as of record in book 57, page 66, said Register's Office, described as follows:

Said Lot No. 130 fronts 50 feet on the southerly side of Ordway Place, formerly Grove Street, and runs back 147.6 feet on the easterly line and 149.6 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Pauline Shoulders and Grace Shoulders, both unmarried, by deed from Kitty E. Badacour, of record in book 1281, page 320, Register's Office for said County. The said (Wilma) Grace Shoulders died testate and devised her interest in said property to Pauline Shoulders, by will of record in Will Book 109, page 451; Probate Court Clerk's Office for said County. By General Power of Attorney of record in Book 4881, page 446, said Register's Office, the said Pauline Shoulders appointed Edith Shoulders as her attorney-in-fact and enpowered her to convey said property as such.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 19,950.00

Affiant

Subscribed and sworn to before me, this the 12th day of December 1975

My Commission expires: May 10, 1976 (Affix Seal)

Myers E. Brown Notary Public

This is { unimproved / improved (X) } property, known as 1404 Ordway Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said
Grantee, her
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.*
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her
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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said
Grantee
hereinafter referred to as trustors, hereby transfer and convey unto Harlan Dodson, III *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ 16,950.00 *, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

Witness our hand s this 12th day of December, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brenda J. Green
(Brenda J. Green)

Pauline Shoulders
(Pauline Shoulders)
By: Edith Shoulders (Attorney-in-Fact)
(Edith Shoulders, Attorney-in-Fact)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 37115

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Brenda J. Green, one of

the within named bargainor s, 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 Madison *Tennessee, this* 12th *day of* December *, 19* 75

Myers E. Brown *Notary Public*

Commission expires May 10, 1976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 1975, before me personally appeared Edith Shoulders, to me known to be the person who executed the foregoing statement in behalf of Pauline Shoulders and acknowledged that she executed the same as the free act and deed of said Pauline Shoulders.

Witness my hand and seal, at office in Madison, Tennessee, this 12th day of December, 1975.

Myers E. Brown
Myers E. Brown Notary Public

Commission expires May 10, 1976

INSTALLMENT DEED

FROM Pauline Shoulders

TO Brenda J. Green

RETURN TO: RAMSAY R. E.
P.O. BOX 262 MADISON TENN. 37115

D 28765

IDENTIF. REFERENCE

DEC 18 9 25 AM '75

FELIX J. NELSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS