INSTALLMENT DEED

For and in Consideration of the sum of NINE THOUSAND SEVEN HUNDRED AND NO/100THS ----------($9,700.00)---------- Dollars, of which FIVE HUNDRED AND NO/100THS----------($500.00)---------- Dollars, has been paid in cash by JERRY WAYNE WOODARD and wife, SHIRLEY SUSAN WOODARD the receipt of which is hereby acknowledged, and for the remainder NINE THOUSAND TWO HUNDRED AND NO/100THS-------($9,200.00)---------- Dollars, the said JAMES ALVIN GRAVES and wife, ETHELYNE HUGHES GRAVES have executed their one (1) promissory note of even date herewith payable to the order of James Alvin Graves and wife, Ethelyne Hughes Graves, payable in monthly installments of Eighty-Five and 28/100ths Dollars ($85.28), with interest from date at seven and one-half percent (7½%) per annum, providing a penalty for prepayment during the first sixty (60) months equal to four percent (4%) of the unpaid principal balance,

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, we, JAMES ALVIN GRAVES and wife, ETHELYNE HUGHES GRAVES have this day bargained and sold, and do hereby transfer and convey unto the said JERRY WAYNE WOODARD and wife, SHIRLEY SUSAN WOODARD, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 37 in Lindsley's Subdivision of the Chadwell Tract, a plan of which is of record in Plan Book No. 2, page 24, Chancery Court at Nashville.

Said Lot No. 37 fronts fifty (50) feet on the northerly side of Russell, formerly Ruth, Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to James Graves and wife, Ethelyne Graves, by deed from Mary B. Dennis et vir, of record in Book 1425, page 418, Register's Office for Davidson County, Tennessee. James Graves and Ethelyne Graves are the same persons as the grantors herein. This transfer is made subject to: 1) all rights of present tenants, if and; and 2) taxes for 1976 which the grantees will pay.

In the event the within described property is sold by the grantees or their successors, it is agreed that the indebtedness hereinabove described cannot be assumed by the purchasers without the written consent of the holders of the note hereinabove described. In such event, said holders shall have the right to declare the unpaid balance of said note to be fully due and payable, both principal and accrued interest, without further notice, demand or protest.

This is unimproved ( ) improved (X) property, know as 1615 Russell Street, Nashville, Tenn. 37206
(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 JERRY WAYNE WOODARD and wife, SHIRLEY SUSAN WOODARD, their heirs and assigns forever. We covenant 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, except as hereinabove set forth. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said JERRY WAYNE WOODARD and wife, SHIRLEY SUSAN WOODARD 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 JERRY WAYNE WOODARD and wife, SHIRLEY SUSAN WOODARD do hereby transfer and convey unto STEPHEN L. EDWARDS, 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 JERRY WAYNE WOODARD and wife, SHIRLEY SUSAN WOODARD 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 $9,700.00 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 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 JERRY WAYNE WOODARD and wife, SHIRLEY SUSAN WOODARD 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; or 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 the grantees, their 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 Stephen L. Edwards, 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 JAMES ALVIN GRAVES and wife, ETHELYNE HUGHES GRAVES and JERRY WAYNE WOODARD and wife, SHIRLEY SUSAN WOODARD hereunto set our hands at Nashville, Tennessee, this the 14th day of January 1976

James Alvin Graves

Ethelyne Hughes Graves

Jerry Wayne Woodard

Shirley Susan Woodard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Stephen L. Edwards, a Notary Public in and for said County and State, the within named JAMES ALVIN GRAVES and ETHELYNE HUGHES GRAVES

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 14th day of January, 1976

Stephen L. Edwards, Notary Public

Commission Expires March 3, 1979

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named JERRY WAYNE WOODARD and SHIRLEY SUSAN WOODARD

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 14th day of January, 1976

Stephen L. Edwards, Notary Public

Commission Expires March 3, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4988 PAGE 497

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)

To the Register:

After recording, please mail to Mr. Jerry Wayne Woodard, 2506 Solon Drive, Nashville, Tennessee 37206.

JAN 14 76	CONV	*9,700.00		
JAN 14 76	MORT'G	*9,200.00		
JAN 14 76	S'TAX		B* 25.22	
JAN 14 76	S'TAX		B* 7.20	
JAN 14 76	PR'FEE		B* .50	
JAN 14 76	W'DEED		B* 8.00	* 40.92

INSTALLMENT DEED

FROM
JAMES ALVIN GRAVES and wife, ETHELYNE HUGHES GRAVES

TO
JERRY WAYNE WOODARD and wife, SHIRLEY SUSAN WOODARD

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

D 32130

IDENTIF. REFERENCE

JAN 14 2 24 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

TITLE CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY WAYNE WOODARD et ux (NAME)	SAME (NAME)	83-14
2506 Solon Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	46
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Stephen L. Edwards
Attorney at Law
806 Nashville Bank & Trust Bldg
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 9,700.00 Jerry Wayne Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 1976

Stephen L. Edwards
Notary Public

MY COMMISSION EXPIRES: 3-3-79

STATE OF TENNESSEE