BOOK 4930 PAGE 103

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

David L. Tade, et ux

TO

Nelson Weaver, et ux

For draftsman's use

mth 1 to 2

This Instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson Weaver, et ux (NAME)	First & Mid-South Mortgage Co. (NAME)	MAP 96-11
641 Truxton Ct (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	PAR. 204
Nash. Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
JAN 21 9 00 AM '76
FELIX Z. HILL, REGISTER
DAVIDSON COUNTY, TENN.

D 32859

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 20,928.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 76

Notary Public

MY COMMISSION EXPIRES: 7/31/78

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of TWENTY THOUSAND, NINE HUNDRED TWENTY-EIGHT AND 69/100--- ($20,928.69) DOLLARS

of which $ _____ has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees, herein, have executed two (2) joint promissory notes, one in the original principal sum of $612.75, without interest, payable on or before the 15th day of March, 1976; and one (1) note in the amount of $5,000.00, of even date, bearing 8-1/2% interest, amortized over sixty (60) months with the first payment due February 1, 1976. Grantees, herein, further assume and agree to pay the outstanding principal loan balance more fully described in and secured by deed of trust of record in Book 4285, Page 116, Register's Office Davidson County, Tennessee, in the amount of $14,315.94, payable to the First and Mid-South Mortgage Company.

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,

David L. Tade and wife, Evelyn D. Tade,

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

Nelson Weaver and wife, Wanda Weaver,

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

LAND in Davidson County, Tennessee, being Lot 142, Hickory Bend, Section I, of record in Book 3300, Page 38, as amended in Book 3615, Page 38, Register's Office Davidson County, Tennessee. SAID Lot No. 142 fronts 36.46 feet along the curving cul-d-sac at the northeasterly end of Truxton Court and runs back 236.9 feet on the northwesterly line and 124 feet on the southeasterly line to a witness line on which it measures 195.3 feet; and extends on back 43.0 feet on the northwest line and 21 feet more or less, on the southeast line, to the center line of McCrory Creek, on which it measures 191 feet, more or less.
BEING the same property conveyed David L. Tade et ux, Evelyn D. Tade, by deed from Thurman Home Building Corporation, of record in Book 4285, Page 114, Register's Office Davidson County, Tennessee

THIS conveyance is made subject to restrictions of record in Book 3341, Page 265, Register's Office Davidson County, Tennessee, with particular reference to Item No. 17 and the plan of record in Book 3300, Page 38, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Truxton Court and a 10-foot easement for public utility and sewer.

GRANTORS, herein, hereby assign, setover and transfer unto the GRANTEES, all their right, title and interest in and to the escrow accounts and insurance.

This is unimproved ( ) improved (XXX) property, known as 641 Truxton Court, Nashville, Tennessee 37214
(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 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.

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 L. Kenneth Johnson 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 $ actual 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 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 16th day of January 19 76.

David L. Tade — Nelson Weaver

Evelyn D. Tade — Wanda Weaver

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 David L. Tade and wife, Evelyn D. Tade, and Nelson Weaver and wife, Wanda Weaver, the bargainor, 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 January, 19 76.

Notary Public.

Commission expires 7-31-78.

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 .

JAN 21 76 CONV 20,973.69
JAN 21 76 MORT'G *5,612.75
JAN 21 76 STAX B* 54.34
JAN 21 76 STAX B* 3.60
JAN 21 76 PRFEE B* .50
JAN 21 76 WUFEE B* 4.00 * 62.11

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires .