BOOK 5136 PAGE 277

Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Royce L. Dugan, et ux (NAME:)	Guaranty Mortgage Company (NAME:)	33-15
912 Sunvalley Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center 10th Floor (STREET ADDRESS)	11D-31880
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	28 Pol

FOR AND IN CONSIDERATION of the sum of

Twenty-Nine Thousand and No/100 ($29,000.00) *Dollars,*

of which

Four Thousand and No/100 ($4,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder

Twenty-Five Thousand and No/100 ($25,000.00) *Dollars,*

Royce L. Dugan and wife, Candye S. Dugan *have executed*
a note in the amount of $15,300.00, payable to the order of Daisye S. Ramsay and said note is payable in monthly installments of $127.00 each, beginning on the 1st day of May, 1977, for 240 months. Said montly installments of $127.00 each includes the payment of principal and interest at the rate of 8% per annum on the unpaid balance. Grantees also agree to assume the unpaid principal balance owing on a note secured by a Deed of Trust of record in Book 3146, page 475, Register's Office for Davidson County, Tennessee

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,

Daisye S. Ramsay, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Royce L. Dugan and wife, Candye S. Dugan, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 236 on the Map of Primrose Acres, Section III, as of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 236 fronts 90 feet on the Southerly side of Sun Valley Drive and runs back 289.9 feet on the Westerly line and 310.7 feet on the Easterly line to a dead line in the rear, which is a broken line, measuring 93 feet thereon.

Being the same property conveyed to Daisye S. Ramsay by deed from R. E. Worrad, County Court Clerk of record in Book 4943, page 579, Register's Office for Davidson County, Tennessee.

The aforesaid note can not be assumed unless approved by mortgagee or it shall become due and payable upon the conveyance of said property by Royce L. Dugan and wife, Candye S. Dugan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,000.00

Subscribed and sworn to before me, this the 12th day of April 19 77

Affiant

My commission expires: August 20, 1979 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 912 Sunvalley Drive, 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 Royce L. Dugan and wife, Candye S. Dugan, their

(successors), 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 as hereinabove set forth.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Royce L. Dugan and wife, Candye S. Dugan, their

(successors), 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

Daisye S. Ramsay, a widow

hereinafter referred to as trustors, hereby transfer and convey unto Frank S. King, Jr., *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 $, 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 this 12th day of April, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Royce L. Dugan

Daisye S. Ramsay

Candye S. Dugan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Royce L. Dugan and wife, Candye S. Dugan and Daisye S. Ramsay

the within named 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 Madison, Tennessee, this 12th day of April, 1977.

Notary Public

Commission expires August 20, 1977

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 ...

Witness my hand and seal, at office in ..., this ... day of ..., 19...

Notary Public

Commission expires ...

APR 14 '77 CONV 29,000.00
APR 14 '77 MORT 15,300.00
APR 14 '77 STAX 75.10
APR 14 '77 STAX B* 13.30
APR 14 '77 PR'FEE B* .50
APR 14 '77 DEED B* 4.00 * 93.20

INSTALLMENT DEED

FROM Daisye S. Ramsay, a Widow

TO Royce L. Dugan, et ux

D 98816

IDENTIF. REFERENCE

APR 14 3 03 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208