BOOK 5161 PAGE 295

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. Grady L.Bumgarner (NAME)	Guaranty Mortgage Co. (NAME)	5DU-16950
205 Overby Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	MAP 148-7
Nashville, TN 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, TN (CITY) (ZONE) (STATE)	PAR. 48 m.p

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Thirty-Eight Thousand Five Hundred and no/100 ($38,500.00) DOLLARS

of which $ 8,448.81 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees, have assumed the entire unpaid balance due on a mortgage secured by Deed of Trust of record in Book 4253, Page 457, Register's Office Davidson County, Tennessee, payable to Guaranty Mortgage Co. of Nashville. The grantees have further executed an Installment Deed Note of even date in the amount of $15,000.00 payable to grantors in twelve (12) semi-annual installments due and payable on January 1st and July 1st of each consecutive year for a total of 6 years. The first installment due and payable January 1, 1978, in the amount of $1,250.00 and a like amount thereafter plus interest at the rate of 8 1/2% per annum, on the principal sum of so much as shall from time to time remain unpaid until principal sum with interest is paid in full. All terms and conditions of said note are herein incorporated by reference to said note and made part of this Installment Deed.

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.

we, Craig A. Johnson and wife, Brenda S. Johnson,

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

Grady L. Bumgarner and wife, Ruth H. Bumgarner,

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

Land in Davidson County, Tennessee, being Lot No. 864, on the Plan of Cherokee Hills, Section VIII, as of record in Book 3700, page 154, Register's Office for said County.

Said Lot No. 864, fronts 70 feet on the westerly side of Overby Drive and extends back 160 feet on the northerly line and 160 feet on the southerly line, to a line in the rear which measures 70 feet.

Being the same property conveyed to Craig A. Johnson and wife, Brenda S. Johnson, by deed from Banner Construction Company, a Tennessee corporation, of record in Book 4253, Page 455, Register's Office for Davidson County, Tenn.

This is improved (X) unimproved ( ) property known as 205 Overby Drive, Nashville, TN 37013 (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 convenant 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 1977 taxes and Deed of Trust Book 4253, Page 457 R.O.D.C.

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 Frank E. Lee 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 $ 30,000.00 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 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 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 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 20th day of June 19 77

Craig A. Johnson — Grady L. Bumgarner

Brenda S. Johnson — Ruth H. Bumgarner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 38,500.00

Craig A. Johnson
Affiant

Subscribed and sworn to before me, this the 20th day of June 19 77

My commission expires 5-8-79 (Affix Seal)

Richard A. Mastin
Notary Public

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 Craig A. Johnson, Brenda S. Johnson, Grady L. Bumgarner & Ruth H. Bumgarner the bargainor s 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, this 20 day of June, 19 77

Commission Expires 5-8-79

Richard A. Mastin
Notary Public

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 _____

Commission Expires _____

Notary Public

JUN20 77 CONV 38,500.00
JUN20 77 MORTG 15,000.00
JUN20 77 S'TAX B* 100.10
JUN20 77 S'TAX B* 17.00
JUN20 77 FEE B* .50
JUN20 77 DEED B* 4.00 * 117.60

This instrument was prepared by:

Frank E. Lee, Atty., 802-51st Avenue North, Nashville, TN 37209

Name — Address

INSTALLMENT DEED

FROM

CRAIG A. JOHNSON, ET UX

TO

GRADY L. BUMGARNER, ET UX

E 09887

IDENTIF. REFERENCE

JUN 20 1 15 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

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344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

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