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BOOK 5168 PAGE 195

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Steve O'Brien (NAME)	Steve O'Brien (NAME)	
2667 Miami Avenue (STREET ADDRESS OR ROUTE NUMBER)	2667 Miami Avenue (STREET ADDRESS)	52 9-157
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37214 (CITY) (ZONE) (STATE)	3D 52600

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of TEN THOUSAND AND NO/100ths DOLLARS

of which $1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his one (1) note of even date herewith in the principal amount of Nine Thousand and No/100ths ($9,000.00), to be paid in monthly installments of One Hundred Thirty-five and No/100ths ($135.00) at the rate of seven percent (7%) interest on the unpaid balance beginning August 1, 1977. Since this title is taken subject to the vendor's lien of William Puryear of record in Davidson County Register's Office in Book 5057, page 321, it is understood that Michael Brent Claxton will continue to pay Mr. Puryear as per the terms of their installment note of August 13, 1976.

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.

Michael Brent Claxton

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

Steve O'Brien

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

Being Lot No. 33 and the southwesterly 20 feet of Lot No. 34 on the Map of J. H. Gothard's Subdivision of 9.08 acres in Pennington Bend, as of record in Book 547, page 79, Register's Office for said County.

Said Lot No. 33 and part of Lot. No. 34 fronts together 70 feet on the northwesterly margin of Miami Avenue and extends back between parallel lines, 155 feet, more or less, to the low water mark of the Cumberland River.

Being the same property conveyed to William Puryear by deed from Idell Jackson as of record in Book 4521, page 728, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Brent Claxton by deed from

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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 6th day of July 19 77.

Michael Brent Claxton — Steve O'Brien

Michael Brent Claxton — Steve O'Brien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.00

Steve O'Brien
Affiant

Subscribed and sworn to before me, this the 6th day of July 1977.

T. L. Stewart
Notary Public

My commission expires January 31, 1981.
(Affix Seal)

LARRY STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, T. L. Stewart, a Notary Public in and for said County and State, the within named Michael Brent Claxton and Steve O'Brien, 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 this 6th day of July 1977.

Commission Expires January 31, 1981

T. L. Stewart
Notary Public.

LARRY STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

JUL-7 77	CONV	10,000.00	
JUL-7 77	MORT'G	*9,000.00	
JUL-7 77	S'TAX		B* 26.00
JUL-7 77	S'TAX		B* 7.00
JUL-7 77	PR'FEE		B* .50
JUL-7 77	M'DEED		B* 4.00
JUL-7 77	MISC		

This instrument was prepared by:
Larry Stewart, Attorney at Law — 111 Lyle Avenue, Nashville, Tn. 37203
Name — Address 327-0116

INSTALLMENT DEED

FROM
MICHAEL BRENT CLAXTON

To
STEVE O'BRIEN

E 13128

IDENTIF. REFERENCE

JUL 7 11 07 AM '77

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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