THIS INSTRUMENT PREPARED BY:
W. Ovid Collins, Jr., Esquire
18th Fl., Third Nat'l. Bk. Bldg.
Nashville, Tennessee 37219

Installment Deed

BOOK 5232 PAGE 900

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. P. Stevenson, Jr.	Same	Map 93-13
(NAME:) 4124 Franklin Road	(NAME:)	Parcel No. 137
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37204	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eighty-Seven Thousand Five Hundred ($87,500.00) *Dollars,*

of which Ten Thousand ($10,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder of Seventy-Seven Thousand Five Hundred ($77,500.00) *Dollars,*

W. P. Stevenson, Jr.

has executed an Installment Deed Note of even date payable to the order of Dorothy Ann Dillard in the amount of Seventy-Seven Thousand Five Hundred ($77,500.00) Dollars in installments of Nine Hundred Eighty-One and 74/100 ($981.74) Dollars each commencing January 12, 1978 and on the twelfth day of each succeeding month for a total of 120 installment payments until paid in full, with any delinquent installments to bear interest at 9% per annum until paid

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, Dorothy Ann Dillard, an unmarried woman,

has / does *this day bargained and sold, and hereby transfer and convey unto the said* W. P. Stevenson, Jr., his *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 12 in O. B. Hayes' Addition to Nashville, a plan of which is registered in Plan Book 1, page 69, of the Chancery Court at Nashville, and described as follows:

Said Lot No. 12 lies at the northwest corner of 16th Avenue, South, formerly Belmont Street, and Hawkins, formerly Elizabeth or Clay, Street; runs thence westerly, with the northern margin of said Hawkins Street, 150 feet to an alley; thence northerly, with the easterly margin of said alley, 50 feet to a point; thence easterly and parallel to Hawkins Street, 150 feet to the westerly margin of 16th Avenue South; thence southerly, with the westerly margin of said 16th Avenue South, 50 feet to the beginning.

Being the same property conveyed to Dorothy Ann Dillard by deed from Loretta B. Hickey, of record in Book 3433, page 352, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 87,500.00

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

W. Ovid Collins, Jr. Attorney
Affiant

My commission expires: April 23, 1979
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 723 Sixteenth Avenue, South Nashville
(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 W. P. Stevenson, Jr., his ~~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 for 1977 realty taxes which have been prorated and are assumed by Grantee and all applicable restrictions and covenants, including, but not limited to the utility easement described in Book 4577, page 595, Register's Office for Davidson County, Tennessee. This conveyance is also made subject to outstanding leases as to apartments located on the premises with rentals for the month of December, 1977 being prorated between the parties as of the date of this instrument. Rentals for months prior to December, 1977 shall be paid to Grantor and all rentals hence forward shall be paid to Grantee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* W. P. Stevenson, Jr., his ~~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 W. P. Stevenson, Jr. and wife, Karen H. Stevenson *hereinafter referred to as trustors, hereby transfer and convey unto* W. Ovid Collins, 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 $ 77,500.00, *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 Register's 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 13th *day of* December, *19* 77.

Dorothy Ann Dillard

DOROTHY ANN DILLARD

W. P. Stevenson, Jr.

W. P. STEVENSON, JR.

Karen H. Stevenson

KAREN H. STEVENSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kristine Milinda Smith, *a Notary Public in and for said County and State,* Dorothy Ann Dillard

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* December, *19* 77.

Kristine Milinda Smith *Notary Public*

Commission expires April 23, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5232 PAGE 903

Personally appeared before me, Kristine Milinda Smith, *a Notary Public in and for said County and State,* W. P. Stevenson, Jr. and wife, Karen H. Stevenson *the within named 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, Tennessee *this* 12th *day of* December, *19* 77.

Kristine Milinda Smith, *Notary Public*

Commission expires April 23, 1979

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*

DEC 13 77	CONV	87,500.00			
DEC 13 77	MORT'G	77,500.00			
DEC 13 77	S'TAX		B*	227.50	
DEC 13 77	S'TAX		B*	75.50	
DEC 13 77	PR'FEE		B*	.50	
DEC 13 77	W'DEED		B*	8.00	* 311.50

INSTALLMENT DEED

FROM

E 41555

IDENTIF. REFERENCE

DEC 13 4 45 PM '77

FELIX ZWILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to: Eric Collins, Jr.
3rd National Bank Bldg.
Nashville, Tn 37219

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE