This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Ladye D. Moore, et vir, et al

TO

Robert R. Dorris, et ux,
Julie Faye B. Dorris

For draftsman's use

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

BOOK 5247 PAGE 670

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. Dorris, et ux (NAME)	Same (NAME)	MAP 26-5
200 Hollywood St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 55
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	GO-7673

(FOR REGISTER'S USE)

E 48199

IN THE REFERENCE

JAN 31 8 50 AM '78

FELIX Z. MITCHELL REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,500.00 Julie Faye B. Dorris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Jan, 1978.

J. Louis Lyle
Notary Public

MY COMMISSION EXPIRES: 3/4/78

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of THIRTY-TWO THOUSAND, FIVE HUNDRED AND NO/100 ($32,500.00) DOLLARS

of which $ 7,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees, herein, have executed their one joint promissory note, herewith, in the amount of $25,000.00, payable to the order of Ladye D. Moore, in consecutive monthly installments of $246.19, said installments include principal and interest at the rate of 8-1/2%, payable over a period of 15 years.

WE, LADYE D. MOORE et vir, J. RICHARD MOORE, AND FIRST AMERICAN NATIONAL BANK of Nashville, TN., as Administrator, C.T.A. and no further otherwise, joins in this conveyance soley for the purpose of removal of exception Number 5 of Attorneys Title Company's G-210270, and make no covenants, or warrantees, express or implied, of any kind or nature, other statements contained herein to the contrary not withstanding, GRANTORS, herein,

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,

GRANTORS, herein,

~~XXXXXXXXXXXXXXXXXX~~ have this day bargained and sold, and do hereby transfer and convey unto

Robert R. Dorris and wife, Julie Faye B. Dorris,

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

LAND in Davidson County, Tennessee, being Lot No. 8 and the westerly half of Lot No. 9 of Block "B" on the Plan of the Third Addition to Roscoe Place, Goodlettsville, Tennessee, as of record in Book 843, Page 74, Register's Office for said County.

SAID Lot No. 8 and the westerly part of Lot No. 9 front together 75 feet on the northerly side of Hollywood Street and run back between parallel lines, with the easterly margin of Donald Avenue, 200 feet to a dead line.

BEING the same property conveyed to H. R. Drake, unmarried, by deed from Oscar Brooks and wife, Louise W. Brooks, of record in Book 3618, Page 147, Register's Office for Davidson County, Tennessee; and

BEING property devised Ladye D. Moore by will of record in Will Book 118, Page 631, Register's Office Davidson County, Tennessee.

JAN 31 78	CONV	32,500.00		
JAN 31 78	MORT'G	25,000.00		
JAN 31 78	S'TAX		B* 84.50	
JAN 31 78	S'TAX		B* 23.00	
JAN 31 78	PR'FEE		B* .50	
JAN 31 78	W'DEED		B* 6.00	* 114.00

This is unimproved (xx) improved ( ) property, known as (House Number) Hollywood Street, (Street) Goodlettsville, (P. O. Address:) TN. (City or Town) 37072 (Postal Zone)

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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 13th day of Jan., 19 78.

X _____ FIRST AMERICAN NATIONAL BANK, ADMINISTRATOR,
LADYE D. MOORE C.T.A.

X _____ BY: _____
J. RICHARD MOORE

_____ _____
ROBERT R. DORRIS JULIE FAYE B. DORRIS

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~DAVIDSON~~ Mobile

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ladye D. Moore and husband, J. Richard Moore, 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 Mobile, Alabama this 18 day of Jan., 19 78.

GENE M. KELLEY NOTARY PUBLIC ALABAMA AT LARGE

Gene M. Kelley, Notary Public.

Commission expires Feb. 27, 1978.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emmett Russell, III, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Trust Officer of the First American National Bank of Nashville, Tennessee, the within named bargainor, a corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Trust Officer

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of January, 1978

Edwin Ford Holmes, Jr., Notary Public.

Commission expires 11-8-80

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert R. Dorris and wife, Julie Faye B. Dorris, 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 Goodlettsville, Tennessee, this 23rd day of January 1978.

Commission expires 2/19/78

Sarah Crabtree
Notary Public