BOOK 5261 PAGE 71

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

E. D. MEADOWS, et ux

TO

MARTHA JO DRAFFIN

mail

For draftsman's use

This instrument was prepared by:

Stinnett & Wilkinson, Attorneys
108 South Main Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Jo Draffin (NAME)	Same (NAME)	103-2-140
130 Osceola Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 10 10 35 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

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

$ 26,001.00 Martha Jo Draffin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 1978.

Notary Public

MY COMMISSION EXPIRES: 10-31-80

(AFFIX SEAL)

25414.5

FOR AND IN CONSIDERATION OF the sum of --Twenty-Six Thousand, One and No/100---------- ----------($26,001.00)---------- **DOLLARS**

of which $ 1.00 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 her promissory lien note of even date herewith, payable to the order of E. D. Meadows and wife, Mildred Meadows, in the original principal sum of $26,000.00, payable in 360 monthly installments of $228.17 each, beginning March 25, 1978, with a like payment of $228.17 on the 25th day of each consecutive month thereafter, with the final installment on February 25, 2008; said payments include interest at the rate of 10%. The note provides for a $5.00 penalty for every seven days that a payment is past due.

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, E. D. Meadows and wife, Mildred Meadows,

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

Martha J. Draffin, a single woman,

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

BEING part of Lot No. 21 on the Plan of C. C. Vernon Farm as of record in Book 4885, page 104, Register's Office for said County, described according to a survey by Geo. W. Watkins, surveyor, dated May 15, 1961, as follows:

BEGINNING at a point in the easterly margin of Osceola Avenue, an iron pin, the SW corner of this tract and NW corner of the tract known as 128 Osceola Avenue; thence N 6° W 61.7 feet to a point in the southerly margin of Burgess Street; thence along the southerly margin of Burgess Street 152 feet, more or less to a point, the NE corner of this tract; thence S 5° E 35.5 feet to an iron pin, the SE corner of this tract and NE corner of the tract identified as 128 Osceola Avenue; thence S 84° W 148.9 feet to the point of beginning.

BEING a part of the same property conveyed to E. D. Meadows by deed from John C. Bates and wife, Jennie Bell Bates, of record in Book 2345, page 105, Register's Office for Davidson County, Tennessee.

Grantors reserve the right of first refusal for themselves or their heirs in the event grantee should ever offer the above described property for sale. No option or easement shall be made on the above described property without the consent of grantors or their heirs.

This is unimproved ( ) improved (X) property, known as 130 Osceola Avenue, Nashville, Tennessee 37204
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

This conveyance is subject to setbacks and easements shown on said Plat and restrictions shown in deed of record in Book 2015, page 502, said Register's Office.

E. D. Meadows and E. D. Meadows, Sr. are one and the same person.

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 Wm. G. Wilkinson 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 $insb. 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 25th day of February 19 78.

E D Meadows
Martha Jo Draffin
Mildred Meadows

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. D. Meadows and wife, Mildred Meadows,

AND Martha Jo Draffin, a single woman,

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 Ashland City, Tennessee, this 25th day of February, 19 78.

James W. Stennett, Jr. Notary Public

JAMES W. STENNETT, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 10-31-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

MAR 10 78 CONV 26,001.00
MAR 10 78 MORT'G 26,000.00
MAR 10 78 S'TAX B* 67.50
MAR 10 78 S'TAX B* 24.00
MAR 10 78 PR'FEE B* .50
MAR 10 78 WDEED B* 4.00 * 96.10

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 .....