BOOK 5315 PAGE 159

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

S. K. Grayson et ux

TO

E. Mark Turner

For draftsman's use

This Instrument Prepared By:
S. K. Grayson
504 Stahlman Building
Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Mark Turner	First Federal Savings & Loan Assn.	Map 118-10
c/o General Realty Co. (NAME)	4th and Union (NAME)	Par 137
504 Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	16DA14170

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IDENTIF. REFERENCE T

(FOR REGISTER'S USE)
JUL 24 1 30 PM '77
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$25,500.00 E Mark Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 1977

Janice Carney
Notary Public

MY COMMISSION EXPIRES: 1-31-80

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty Five Thousand Five Hundred---------- DOLLARS

of which $142.67 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 promissory note of even date herewith, bearing interest at the rate of 7½% per annum, in the original principal sum of $25,357.31, payable to the order of S. K. Grayson and wife, Frances E. Grayson, payable in monthly installments of $194.74 each, commencing April 1, 1977 and continuing in a like sum for 270 months or until fully paid. Payments when made will be applied first to interest due, balance to principal.

In addition thereto grantee or assigns shall pay a monthly sum equal to 1/12th of the annual hazard insurance premium and 1/12th of the annual realty taxes, to be held in escrow by note holder for payment when due.

A late charge in the sum of 5% of any monthly installments due shall be charged and paid on any monthly payments not paid to and received by note holder on or before the 9th day of the month in which 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,

S. K. Grayson and wife, Frances E. Grayson

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

E. Mark Turner, an unmarried person

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

Being Lot No. 78 on the Map of Pleasant Valley Subdivision, as of record in Book 1424, page 63, Register's Office for said County.

Said Lot No. 78 fronts 104 feet on the easterly side of Springbrook Drive and runs back between lines 150 feet on the northerly line and 168.3 feet on the southerly line, to a dead line in the rear, measuring 105.5 feet thereon.

Being the same property conveyed to S. K. Grayson and wife, Frances E. Grayson, by deed from Robert Wayne Davis and his wife, Billie J. Davis, as of record in Book 4427, page 408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first deed of trust of record in Book 3350, page 253 and a second deed of trust of record in Book 4699, page 332, both recorded in the Register Office for Davidson County, Tennessee, not assumed by grantee, which grantors agree to pay in accordance with the terms herein stated and the vendors lien herein created is subordinated thereto and the above described liens are encompassed therein and should grantors for any reason, fail to pay said liens as agreed, grantee or assigns may proceed to pay same and deduct such payments from amounts due on the vendors lien.

All sums of money held in escrow by First Federal Savings and Loan Association or assigns and including the hazard insurance coverage now in force in connection with said loan and property is herewith transferred to grantee.

This is unimproved ( ) improved (X) property, known as 3422 (House Number) Springbrook Drive (Street) Nashville, Tenn. 37204 (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 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 grantors herein do hereby transfer and convey unto Allison H. Grayson Trustee, his successors and assigns, the real estate hereinabefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantors 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 $ Ins. Int. 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 grantors, 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 1 day of MARCH 19 77.

E. Mark Turner

S. K. Grayson

Frances E. Grayson

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named S. K. Grayson, Frances E. Grayson, and E. Mark Turner 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, Tennessee, this 1st day of MARCH, 1977.

Frances Perney Notary Public.

Commission expires 1-31-81

JUL 24 78	CONV	25,500.00		
JUL 24 78	MORT'G	25,357.31		
JUL 24 78	S'TAX		B*	66.30
JUL 24 78	S'TAX		B*	23.40
JUL 24 78	PR'FEE		B*	.50
JUL 24 78	WDEED		B*	4.00
				94.20

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 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.

Mail E Mark Turner
400 Blue Hills Dr.
Nashville Tn.

, Notary Public.

Commission expires