ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William C. & H. J. Kimbro, Jr. (NAME)	Same as New Owner (NAME)	Map 94-13
P. O. Box 23089 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 119
Nashville, Tenn. 37202 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of ----------$47,500.00----------
Forty Seven Thousand Five Hundred and No/100---------- DOLLARS
of which $11,875.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

have executed their one note of even date herewith payable to the order of Fred Walker in twelve quarterly installments of $2,968.75 plus interest at the rate of 9-1/2% per annum. Said note provides for the payment of any number of installments or payment in full on any payment date, all without penalty. The original principal amount of said note is $35,625.00.

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.

I, Fred Walker

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

William C. Kimbro and H. J. Kimbro, Jr.

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

See Schedule A attached hereto & made

a part hereof.

I, Betty Jo Walker, wife of Fred Walker, join in this instrument for the sole purpose of conveying all of my right, title and interest in the above described property to the grantees herein.

This is improved (X) unimproved ( ) property known as 323 Hermitage Avenue, Nashville, Tennessee 37210
(House Number) (Street) (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 note, 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 Fred Walker, Jr. 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 it or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ insurable 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 herein, 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 8th day of June 19 79

Fred Walker
Fred Walker

William C. Kimbro
William C. Kimbro

Betty Jo Walker
Betty Jo Walker

H. J. Kimbro, Jr.
H. J. Kimbro, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 47,500.00

William C. Kimbro
Affiant

Subscribed and sworn to before me, this the 8th day of June 19 79

My commission expires April 18, 1982 (Affix Seal)

Sandra L. Boucher
Notary Public

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 Fred Walker, Betty Jo Walker, William C. Kimbro & H. J. Kimbro, Jr. 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 8th day of June 19 79

Commission Expires April 18, 1982

Sandra L. Boucher Notary Public.

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

This instrument was prepared by:

Briley, Richards & Wrenne, Attys., P.O.Box 2645, Nashville, Tennessee 37219

Name Address

INSTALLMENT DEED
G-254967 edc

FROM
Fred Walker
TO
William C. Kimbro and
H. J. Kimbro, Jr.

F. 33568

IDENTIF. REFERENCE

JUN 8 10 25 AM '79
FELIX Z. ★ LSON II REGISTER
DAVIDSON COUNTY, TENN.

PIONEER TITLE

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Pioneer National Title Insurance Company
A Tenn Corporation
311 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO. 1 - 5 REGEV - 1-75

5218

SCHEDULE A

Lot No. 1 on the Plan of Hermitage Addition Subdivision, Block "L", Second Revision of Part of Lots 11, 12, 13, 14 and 15, of record in Book 4470, page 196, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a concrete monument in the southeasterly margin of Hermitage Avenue at the entrance of Little Green Street; thence with the margin of said Avenue North 57 degrees East 142.99 feet to a monument; thence South 47 degrees 01 minutes East 115.44 feet to an iron pin; thence South 57 degrees West 175 feet to an iron pin in the northeasterly margin of Little Green Street; thence with the same, North 47 degrees 01 minutes West 83.44 feet to an iron pin at the beginning of a curve; thence around said curve, northwesterly 45.38 feet to the point of beginning.

Together with a 10 foot easement for construction and maintenance of a sewer line over the rear of the remainder of the property of Fred (Felix F.) Walker and wife, Betty Jo Walker, as set out in the deed in Book 4607, page 574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred Walker by deed from NAVCO, INC., of record in Book 5414, page 604, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5447 PAGE 311

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			47500.00-	CO
			35625.00-	MO
			123.50	CO TX
			33.60	MO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 163.60-
			8128A06/08/79	BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 33568

IDENTIFICATION REFERENCE

JUN 8 10 25 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 689101