BOOK 5449 PAGE 117

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

Elizabeth W. Young

TO

Ray Farrar Clendenin et ux,

Faye W. Clendenin

For draftsman's use

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Farrar Clendenin et ux (NAME)	Ray Farrar Clendenin et ux (NAME)	Mp. 18-16
Dry Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 142
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUN 13 9 29 AM '79

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

$ 9,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 1979.

Notary Public

MY COMMISSION EXPIRES: 4-28-81

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Nine thousand and no/100---------- ----------($9,000.00)---------- DOLLARS

of which $ 1,000.00 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 promisory note of even date herewith payable to the order of Elizabeth W. Young in the amount of $8,000.00 payable in monthly installments of $105.73 beginning one (1) month after date with interest at 10% for a period of(10) tenx years.

NOTE: The lien in this instrument cannot be transferred without the written permission of the holder of the note. Transfer without written permission at the option of the holder of the note, the entire balance may be declared due and payable.

RETURN TO: Thomson, Clendenin & Goodlettsville Inc. 37072
105 Memorial Dr. Goodlettsville Co.

F-34248

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, Elizabeth W. Young

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Ray Farrar Clendenin and wife, Faye W. Clendenin

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BOOK 5449 PAGE 118

Beginning at a point on the east margin of Graves Street, opposite the colored school property, in Goodlettsville, Tenn., the southwest corner of Lot known as the Herrod Place and running north with Graves Street 156 feet to the colored Baptist Church Property; thence easterly with the south boundary line of said Lot 188 to R. L. Womack Lot; thence southerly 156 feet, more or less, to an iron pin in Mathes Line; thence westerly with said line 188 feet more or less to the beginning.

Being part of the property conveyed to Edd B. Young and wife, Elizabeth Young by deed from S. H. Wilhoite and wife, Winnie O. Wilhoite of record in Book 1082, page 630, said Register's Office. The said Edd B. Young having since died.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is a portion of the property conveyed to David Douglas by deed from Edd B. Young and wife, Elizabeth W. Young of record in Book 3283, page 209, Register's Office for said County.

Beginning at a point on the east margin of Cafe Street (formerly known as Graves Street), which point is 56 feet from the southwest corner of a lot formerly known as the Herrod Place; thence running north 50feet with Cafe Street to a point; thence easterly with the south boundary line of the o;ld Clifford Ann German Traet, (as recorded in Book NO. 636, page 386, noted in note Book 33, page 215) 188 feet, more or less to the property formerly owned by Alberta Williams Parks; thence southerly 50 feet with Parks line; thence (cont.)

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

DESCRIPTION CONTINUED

westerly 188 feet more or less to the beginnigg.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is a portion of the property conveyed to The Trustees and their successors, William Ford, Thurman Rutherford, Ernest Matthews, and John H. Taylor of the Colored Missionary Baptist Church of Goodlettsville, Tenn. by deed from Edd B. Young and wife, Elizabeth W. Young of record in Book 4772, page 441, said Register's Office.

A lot in the village of Goodlettsville, in the Tenth, formerly the Twentieth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point fifty (50) feet from J. E. Herod's northwest corner on Graves Street (now Cafe St.), southwardly fifty (50) feet with said street to a stone; thence eastwardly one huddred and eithty-eight (188) feet to a stone; thence northwardly fifty (50) feet to a stone in Herod's line; thence westwardly with said line, one humdred and eithty-eight (188) feet to the beginning.

NOTE: This property is conveyed subject to sanitary sewer easements apparent as of record in Book 4363, page 147-149, any other easements apparent and of record.

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 seised 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 E. L. Edwards, 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, 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 8th day of June 1979.

Ray Farrar Clendenin

Elizabeth W. Young

Faye W. Clendenin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray Farrar Clendenin, Faye W. Clendenin, and Elizabeth W. Young

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 Goodlettsville Tennessee, this 8th day of June, 1979.

John C. Garrett, Notary Public.

Commission expires 4-28-81

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.....

....., Notary Public.

Commission expires .....

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

BOOK 5449 PAGE 120

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
			9000.00-	CO
			6000.00-	MO
			23.40	CO TX
			6.00	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	35.90-
9048A	06/13/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 4 2 4 8

IDENTIF. REFERENCE

JUN 13 9 29 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 689990