ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jimmie M. Ingram, etux (NAME)	Owner (NAME)	52-9
4604 Old Hickory Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	165
Old Hickory, Tennessee 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	3DZ-52366

INSTALLMENT DEED

BOOK 5450 PAGE 183

FOR AND IN CONSIDERATION OF the sum of $16,500.00
Sixteen Thousand Five Hundred & No/100 ---------- DOLLARS
of which $ 3,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees Jimmie M. Ingram and wife, Maxine Ingram have executed their joint Promissory Note of even date herewith in the amount of Thirteen Thousand Five Hundred and No/100 Dollars ($13,500.00) payable to the order of Nellie Eileen Houze, to be paid according to the terms and conditions setout in said note. The total amount of both principal and interest due and payable on or before the 11th day of October, 1987.

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.

NELLIE EILEEN HOUZE, a widow

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

JIMMIE M. INGRAM and wife, MAXINE INGRAM

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

SEE EXHIBIT "A" ATTACHED

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
JUN 14 3 39 PM '79

IDENTIF. REFERENCE

F. 34665

This is improved (X)
unimproved ( ) property known as 141 Miami, Nashville, Tennessee
(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 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 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 $ 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 11th day of June 19 79

x Jimmie M. Ingram
Jimmie M. Ingram, Buyer

x Nellie Eileen Houze
Nellie Eileen Houze, Seller

x Maxine Ingram
Maxine Ingram, Buyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 16,500.00

x Maxine Ingram
Affiant

Subscribed and sworn to before me, this the 11th day of October, 19 79

My commission expires 8-26-80
(Affix Seal)

Notary Public

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 ~~Jimmie M. Ingram~~, Maxine Ingram and Nellie Eileen Houze 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 Nashville this 11th day of June 19 79

Commission Expires 8-26-80

Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leigh Ellen Gilmore, a Notary Public of the State and County aforesaid, personally appeared Jimmie M. Ingram, with whom I am personally acquainted, and who, upon oath, acknowledged his self to be Buyer 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 11 day of June, 19 79

Commission Expires Nov 1982

Leigh Gilmore
Notary Public

INSTALLMENT DEED

FROM

Nellie Eileen Houze, a widow

TO

Jimmie M. Ingram, etux

THIS INSTRUMENT PREPARED BY

DOBSON AND JOHNSON, INC.
ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Published by
Tennessee Title
Office of
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Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM NO. 1005-HESSEY 4-1-73

EXHIBIT "A"

BEING Lot No.76 on the map of Woodale Grove Annex, of record in Book 547, page 110, Register's Office for Davidson County, Tennessee.

SAID Lot No.76 fronts 100 feet on the southeasterly side of Miami Avenue and runs back between lines 150 feet more or less to a dead line on which it measures 50 feet.

BEING part of the same property conveyed to Nellie Eileen Houze by deed from Harry S. Lester, Trustee, of record in Book 3763, page 600, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but EXCLUDED for the purposes of this conveyance is the following described property:

BEING part of Lot No.76 on the Plan of Woodale Grove Annex, as of record in Book 547, pages 109 and 110, Register's Office for said County and described as follows:

BEGINNING at a point, said point being the northwest corner of Lot No.76, said point being in the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-way of Miami Avenue, 100 feet to a point; said point being the Northeast corner of Lot No.76; thence Southerly along the Easterly margin of Lot No.76, 52 feet, more or less to a point in the new proposed Southerly right-of-way line of Miami Avenue; thence Westerly along the new proposed Southerly right-of-way line of Miami Avenue, 87 feet to a point in the Westerly line of Lot No.76; thence Northerly along the Westerly line of Lot No.76, 36 feet more or less to the point of beginning.

BEING the same property conveyed by Nellie Eileen Houze to an unnamed Grantee of record in Book 4002, page 772, Register's Office for Davidson County, Tennessee.

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

BOOK 5450 PAGE 186

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

16500.00- CO
13500.00- MO
42.90 CO TX
11.50 MO TX
.50 PRFE
6.00 WDED
CHECK 60.90-
9619A06/14/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 4 6 6 5

IDENTIF. REFERENCE

JUN 14 3 39 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 690551