ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles E. McGruder & Wife (NAME)	Same (NAME)	
908-32nd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	081-10
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	Par 209

INSTALLMENT DEED

BOOK 5483 PAGE 579

FOR AND IN CONSIDERATION OF the sum of $8,000.00 DOLLARS

of which 2,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed their promissary note in the amount of $6,000.00 payable to John F. Dunnebacke in 84 equal monthly installments of $99.61 per month including interest of 10% per annum with the first payment due September 15th, 1979 and one on the 15th of each successive month until paid in full.

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, John F. Dunnebacke and wife Katharine B. Dunnebacke hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Charles E. McGruder and wife Curlie McGruder herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being Lot No. 2 in Coobs Subdivision of Lot No. 6 of the subdivision of Harding Bosley Tract, a plan of Cobbs Subdivision, being of record in book no. 162, page 155, of the Register's Office for said County.

Said Lot No. 2 fronts 54.1 feet on the southerly side of the Hydes Ferry Pike, now Buchanan Street and extends back Southerly between parallel lines 150 ft. more or less to an alley, in the rear.

Being the same property conveyed to John F. Dunnebacke by deed from Joseph R. West as Clerk & Master of Record in Book 560, Page 125, said Register's Office. The said J. B. Dunnebacke having since died and devised subject property to Etta Dunnebacke under his Will of Record in Will Book 120, page 401, County Court Clerks Office for Davidson County, Tennessee, The said Etta Dunnebacke having since died and devised said property to John F. Dunnebacke under her Will of Record in Book 125, Page 272, said Clerks Office.

This is improved (X) unimproved ( ) property known as 2309 Buchanan Street (House Number) (Street) Nashville, Tennessee 37208 (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 H. E. Dixon 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 $ 6,000.00 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 advice 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 August 19 79

Charles E. McGruder — John F. Dunnebacke

Curlie McGruder — Katharine B. Dunnebacke

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,000.00

H. E. Dixon
Affiant

Subscribed and sworn to before me, this the 16th day of August 19 79

My commission expires (Affix Seal)

E. Brewer Dep. Reg.
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, H. E. Dixon, a Notary Public in and for said County and State, the within named Charles E. McGruder and wife Curlie McGruder 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 this 8th day of August 19 79

Commission Expires 6-1-80

H. E. Dixon
Notary Public.

STATE OF FLORIDA
COUNTY OF BREVARD

Personally appeared before me, Jean Marie Ashby, a Notary Public in and for said County and State, the within named John F. Dunnebacke and wife Katharine B. Dunnebacke, 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 Melbourne Florida this 14th day of August 19 79

Notary Public, State of Florida at Large
Commission Expires My Commission Expires March 7, 1980
Bonded by American Fire & Casualty Co.

Jean Marie Ashby
Notary Public

Witness my hand and seal, at office in _____ this _____ day of _____ 19____.

Commission Expires _____

Notary Public

This instrument was prepared by:

Attorney J. F. McClellan 941 Jefferson Street Nashville, Tennessee 37208
Name — Address

INSTALLMENT DEED

FROM
John F. Dunnebacke

TO
Charles E. McGruder and wife Curlie McGruder

F 46719

IDENTIF. REFERENCE

AUG 16 3 47 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2200

FORM NO 1005-HESSEY 8-1-75

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

BOOK 5483 PAGE 581

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6000.00-	MO
			20.00	CO TX
			4.00	MO TX
			.50	PRFEE
			6.00	MDEED
			CHECK	31.30-
4904A08/16/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.4671.9

IDENTIF. REFERENCE

AUG 16 3 48 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705394