6299 08/22 15.00- CHECK

BOOK 5486 PAGE 934

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

Woodrow Morris

TO

Nina Felts

For draftsman's use

This instrument prepared by
Robert L. Perry, Jr.
Lockert & Perry, Attorneys
105 Sycamore Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nina Felts (NAME)	Same (NAME)	21-26
3929 Old Clarksville Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

F 47861

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

AUG 22 2 34 PM '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

$ 3,100.00 Nina M. Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 1979.

Louise L. Clemmons
Notary Public

MY COMMISSION EXPIRES: Jan 25th 1982

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of THREE THOUSAND ONE HUNDRED DOLLARS ($3,100.00) DOLLARS

of which $ -0- 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 her promissory note payable to Woodrow Morris and the principal amount of THREE THOUSAND ONE HUNDRED DOLLARS ($3,100) and payable together with no interest in twenty (20) consecutive monthly installments of ONE HUNDRED FIFTY DOLLARS ($150) each and a final monthly installment of ONE HUNDRED DOLLARS ($100), said monthly installments to commence on the 1st. day of October, 1979 and continuing on the same day of each succeeding month thereafter,

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,

Woodrow Morris

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

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being the undivided one-half interest of Woodrow Morris in certain real estate situated in the 14th. District of Davidson County, Tennessee, and being more particularly described as: Beginning at a point in the center of Old Clarksville Pike, N. 21° E. from the N.E. corner of the property conveyed to Bryan Omohundra, Trustee, by deed from J. H. Ford et al, of record in Book 1360, Page 195, Register's Office for said County; thence S. 21° W. to the said Omohundra's N. E. corner, and continuing in the same direction with Omohundra's eastern line, in all, 87.9 feet to a point; thence S. 70° 15' E. 80 feet to a stake; thence N. about 21° E. 118 feet to a point in the center of the Old Clarksville Pike; thence with center of said Pike, S. 88° W. about 90 feet to the beginning.

And being the same one-half undivided interest conveyed to Woodrow Morris by deed from Nina Morris Ford of record at Book 5139, Page 954 Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as ..... (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 Robert L. Perry, 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 $ 3,000.00 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 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 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 16th. day of August 19 79.

Woodrow Morris Nina M. Felts

STATE OF TENNESSEE }
COUNTY OF Cheatham }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Woodrow Morris

the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, Tennessee, this 16 day of August, 1979.

, Notary Public.

Commission expires June 1980

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nina Felts

the bargainor , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of August, 1979.

Louise S. Clemmons, Notary Public.

Commission expires January 15-1983

LOUIS C. ... PUBLIC ... DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5486 PAGE 936

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
			3100.00- CO	
			3100.00- MO	
			8.06 CO TX	
			1.10 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	15.66-
			6299A08/22/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F47861

IDENTIF. REFERENCE

AUG 22 2 34 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706753