BOOK 5505 PAGE 186

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

4455 09/26 223.50- CHECK

FROM

CHARLES E. HAYNES and wife, CAROL B. HAYNES,

TO

AUSTIN W. DUKE and TERESA DUKE SIMMONS & husband DAVID M. SIMMONS

For draftsman's use

THIS INSTRUMENT PREPARED BY: File
FOLEY & WEISS, ATTORNEYS
1208 FIDELITY FEDERAL BUILDING
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AUSTIN W. DUKE (NAME)	OWNER (NAME)	104-2-159
3715 Princeton Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	21W-3145
Nashville Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F-54356

IDENTIF. REFERENCE

SEP 26 11 49 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

$ 65,000.00 Teresa Duke Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 1979

Notary Public

MY COMMISSION EXPIRES: 4-29-79

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of SIXTY FIVE THOUSAND and No/100 ($65,000.00) **DOLLARS**

of which $ 15,000.00 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 his promissory note of even date herewith payable to the order of the Grantors in monthly installments of $454.36 each beginning the 1st day of November, 1979, and a like sum monthly thereafter, including interest at the rate of ten (10%) per centum per annum, to be credited first to the payment of interest on the unpaid principal balance as shall from time to time remain unpaid the remainder to principal, until the entire amount, both principal and interest has been paid in full. Said Note providing for a late charge of $25.00 for any payment received after the tenth (10th) day of the month.

This loan cannot be assumed without the prior written consent of the note-holder.

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, CHARLES E. HAYNES and wife, CAROL B. HAYNES,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto AUSTIN W. DUKE and TERESA DUKE SIMMONS and husband DAVID M. SIMMONS

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

Being the easterly 70 feet front and 96.4 feet rear of Lot No. 25 on the Revised Plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County, described as follows:

Beginning on the northerly margin of Bellwood Avenue at the corner of Lots Nos. 25 and 26 on said Plan; thence with the line between said lots, northwardly 151.1 feet to the southerly margin of an alley; thence with same southwestwardly 96.4 feet to the northeast corner of that part of Lot No. 25 conveyed to Edna Gross Lightman by deed from R. Fly and wife, of record in Book 739, page 624, said Register's Office; thence with said Lightman's eastern boundary line, southeastwardly 135 feet, more or less, to the northerly margin of said Avenue; thence with same, eastwardly 70 feet to the beginning.

Being the same property conveyed to Charles E. Haynes and wife, Carol B. Haynes, by deed from Malcolm W. Van Hooser and wife, Rubye D. Van Hooser, of record in Book 3974, page 964, said Register's Office.

NANCY DUKE, the wife of Austin W. Duke, joins in the execution of this instrument for the sole and express purpose of consenting to the terms hereof and releasing any all rights that she may have or be entitled to in the above described property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 3104 Bellwood Avenue, 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 J. J. Foley, 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 $ 50,000.00 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 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 20th day of September 19 79.

Austin W. Duke
AUSTIN W. DUKE

Charles E. Haynes
CHARLES E. HAYNES

Nancy Duke
NANCY DUKE

Carol B. Haynes
CAROL B. HAYNES

Teresa Duke Simmons
TERESA DUKE SIMMONS

David M. Simmons
DAVID M. SIMMONS

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 Austin W. Duke and wife, Nancy Duke, and CHARLES E. Haynes, and Teresa Duke Simmons and husband, David M. Simmons, 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, Tennessee, this 25th day of September, 19 79.

Notary Public.

Commission expires 11-7-79

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF TRAVIS }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol B. Haynes

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 Austin, Texas, ~~Tennessee~~, this 20th day of September, 19 79.

Notary Public.

Commission expires JULY 1 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5505 PAGE 188

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00- CO	
			50000.00- MO	
			169.00 CO TX	
			48.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 223.50-	
4455A	09/26/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 54356

IDENTIF. REFERENCE

SEP 26 11 49 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 714675