4555 09/26/66 50 CHECK

BOOK 5505 PAGE 498

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Pearl Cannon Gregory

TO

Sam Hambrick and wife,

Linda Hambrick

For draftsman's use

This instrument prepared by
Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Hambrick (NAME)	same (NAME)	93-15 345, 346
3209 Dove Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

SEP 26 3 32 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F54449

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 1979

Notary Public

MY COMMISSION EXPIRES: 6-9-82

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Eighteen Thousand Five Hundred and no/100 ($18,500.00) - DOLLARS

of which $ 4,625.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed a promissory note of even date herewith payable to the order of Pearl Cannon in the principal amount of Thirteen Thousand Eight Hundred Seventy Five and no/100 ($13,875.00) Dollars, in monthly installments as follows: On the 1st day of November, 1979 the sum of One Hundred Seventy Two and 03/100 ($172.03) Dollars and thereafter one hundred nineteen (119) monthly installments each for a like amount on the 1st day of each succeeding month, which includes principal and interest at the rate of eight and one-half (8-1/2%) per cent per annum to be applied first to interest and the remainder to principal until said sum and interest have been 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.

Pearl Cannon Gregory

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

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tennessee, being part of Lot 10 on the University Plan of Lots of record in Book U, page 212, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING on the westerly margin of First Avenue South, formerly Maple Street, at the northeast corner of the Hendrix property of record in Book 4854, page 450, Register's Office for Davidson County, Tennessee; thence with the westerly margin of First Avenue South northwardly 80 feet to the southeast corner of Elm Hill Development Company of record in Book 5163, page 117, Register's Office for Davidson County, Tennessee; thence with Elm Hill Development Company's southerly line westwardly 188 feet to the easterly margin of an alley; thence with said alley southwardly 180 feet to Hendrix's northwest corner; thence with Hendrix's northerly line eastwardly 188 feet to the point of beginning.

BEING the same property conveyed to Clarence Cannon and wife, Pearl Cannon by deed from Louise Dozier of record in Book 2099, page 39, Register's Office for Davidson County, Tennessee, the said Clarence Cannon having since died and by deed to Pearl Cannon from Evelyn W. Crockett of record in Book 3704, page 159, said Register's Office, and by deed to Pearl Cannon from James Crockett, Jr. and wife, Elizabeth Crockett and Janette Corinne Crockett of record in Book 3764, page 261, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Pt. of Lot 10 on the University Plan of Lots, (House Number) (Street) P. O. Address: Nashville, Tennessee (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. Michael Bennett 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 $ 13,875.00 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 21st day of September 19 79.

I, Samuel Gregory, enter into this conveyance solely for the purpose of conveying any and all marital rights which I may have in the property and not for the purpose of warranting title.

Samuel Gregory
Samuel Gregory

Pearl Cannon Gregory
Pearl Cannon Gregory

Sam Hambrick
Sam Hambrick,

Linda Hambrick
Linda Hambrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie G. Smith, a Notary Public in and for said County and State, the within named Pearl Cannon Gregory, Sam Hambrick, and Linda Hambrick,

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, Tennessee, this 21st day of September, 19 79.

Annie G. Smith, Notary Public.

Commission expires 6-7-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janet C. Windrow, a Notary Public of the State and County aforesaid, personally appeared Samuel Gregory, with whom I am personally acquainted, and who, upon oath, acknowledged he ~~self to be~~ xxxxxxxxxxxxxx

xxxxxxxx~~of the~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

~~the within named bargainor, a corporation, and that~~ xx ~~he as such~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

~~being authorized so to do~~, executed the foregoing instrument for the purpose therein contained, by ~~signing the name~~

~~of the corporation by~~ xxxxxxxx~~self as~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Witness my hand and seal, at office in Nashville,

this 21st day of September, 19 79.

Janet C. Windrow, Notary Public.

Commission expires 2/23/83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			18500.00-	CO
			13875.00-	MO
			48.10	CO TX
			11.90	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	66.50-
4555A	09/26/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 5 4 4 4 9

IDENTIFICATION REFERENCE

SEP 26 3 32 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 714773