EARL THOMPSON, ATTORNEY
1406 Nashville Trust Bldg.
Nashville, Tennessee 37201

Installment Deed

BOOK 5512 PAGE 801

7928

10/11 253.70 CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendell W. Wilson, et ux	Wendell W. Wilson, et ux	54-9
Jessie B. Wilson	Jessie B. Wilson	
3225 Lakeshore Drive	3225 Lakeshore Drive	Par 14 Js
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tn. 37138	Old Hickory, Tn. 37138	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventy-Nine Thousand Five Hundred ($79,500.00)---------- *Dollars,*

of which Forty Thousand and No/100 ($40,000.00)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Thirty-Nine Thousand Five Hundred and No/100 ($39,500.00)---------- *Dollars,*

Wendell W. Wilson and wife, Jessie B. Wilson,

have executed their lien note payable in quarterly (every three months) installments as follows, to-wit: $5,000.00 on or before January 11,1980; $5,000.00 on or before April 11,1980; $5,000.00 on or before July 11,1980; $5,000.00 on or before October 11,1980; $5,000.00 on or before January 11,1981; $5,000.00 on or before April 11,1981; $5,000.00 on or before July 11,1981; and the last payment in the amount of $4,500.00 is due and payable on or before October 11,1981. Interest at the rate of 9% per annum will be paid on the unpaid balance on each of the principal paying dates,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Thomas H. Briggs, an unmarried person, has

have this day bargained and sold, and does *hereby transfer and convey unto the said* Wendell W. Wilson and wife, Jessie B. Wilson, their

heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 9, Section 1, on the Map of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, of record in Book 843, Page 56, Register's Office for said County, shown as Tract No. 2 on an unrecorded survey made by N. G. Jenkins, Surveyor, June 20, 1959, and described according to said survey as follows:

Beginning at a point in the center line of Lakeshore Drive, the common front corner of Tracts 1 and 2 on the said survey; thence N 16 degrees 57' East 393 feet more or less, to a point, the common rear corner of Tracts 1 and 2; thence South 79° 10' East 59 feet, more or less, to a point; thence South 56° 15' East 78 feet, more or less; thence South 36° East 12 feet to a point, the common rear corner of Tracts 2 and 3; thence South 31° 46' West 406.5 feet more or less to a point in the center line of Lakeshore Drive; thence with said line, northwesterly 44.6 feet to the beginning. Containing 0.87 acres, more or less.

Being the same property conveyed to Thomas H. Briggs and wife, Kate C. Briggs by deed from Elster Butler and wife, Grace Butler of record in Book 2927, Page 297, Register's Office for Davidson County. The said Kate C. Briggs having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 79,500.00

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

Affiant

My commission expires:

(Affix Seal)

Notary Public

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This is unimproved ( ) improved (XX) property, known as 3215 Lakeshore Drive, Old Hickory, Tn. 37138
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Wendell W. Wilson and wife, Jessie B. Wilson *hereinafter referred to as trustors, hereby transfer and convey unto* Earl Thompson, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ 39,500.00 *or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 11 *day of* October, 19 79

F.5.7.140

IDENTIF. REFERENCE

OCT 11 11 08 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Thomas H. Briggs

Thomas H. Briggs, an unmarried person

Wendell W. Wilson

Wendell W. Wilson

Jessie B. Wilson

Jessie B. Wilson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ~~XXXXXXXXXXXXXXX~~ J. M. Draper, *a Notary Public in and for said County and State,* Thomas H. Briggs, an unmarried person and Wendell W. Wilson and wife, Jessie B. Wilson,

the within named 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* 11 *day of* October, *19* 79

J. M. Draper
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires January 15, 1983

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
			79500.00- CO	
			39500.00- MO	
			206.70 CO TX	
			37.50 MO TX	
			.50 PRFEE	
			9.00 WDELD	
			CHECK 253.70-	
7928A	10/11/79	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5. 7. 1. 4 0

IDENTIF. REFERENCE

Oct 11 11 08 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 718055