Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

This Form Furnished by Attorneys Title Company, Inc.

BOOK 5524 PAGE 325

INSTALLMENT DEED Form No. WD-4

FROM
JOHNNIE B. RANDOLPH

TO
AL BARDAYAN ET UX

CAROL BARDAYAN

For draftsman's use

PREPARED BY:
JOHN G. DOAK, ATTORNEY
2525 Lebanon Road
Nashville, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Al Bardayan (NAME)	Same (NAME)	105-7 Par 40 & 13
3601-B Nolensville Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
IDENTIF. REFERENCE
Nov 2 2 21 PH '79
FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$50,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 19 79

Marie B. Crumpler
Notary Public

MY COMMISSION EXPIRES: 6 February 1982

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Fifty Thousand and no/100 ($50,000.00) DOLLARS

of which $ 7,500.00 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 an installment deed of even date payable to the order of Johnnie B. Randolph in the principal amount of $42,500.00, payable in 240 equal, successive, monthly installments of $396.16 each commencing on the 29th day of November, 1979; said payments include both principal and interest at the rate of nine and one-half (9 1/2%) per cent per annum.

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,

JOHNNIE B. RANDOLPH, A WIDOW

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

AL BARDAYAN AND WIFE, CAROL BARDAYAN

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

LAND in Davidson County, Tennessee, being parts of Lots No. 27, 28 and 29 on the Plan of Browns Plan of Rains Spring Tract as of record in Plan Book 1, page 109, Chancery Court of Nashville, Davidson County, Tennessee.

SAID parts of Lots 27, 28 and 29 front 218.9 feet, more or less, on the westerly side of 4th Avenue South and 122.1 feet along the northeasterly side of Mallory Street and run back between converging side lines 162.2 feet, more or less, on the broken westerly side line of 3 segments and 111.3 feet, more or less, on the northerly side line to a point at the rear.

BEING the same property conveyed to D. T. Randolph and wife, Johnnie Davis Randolph by deed from R. W. Gleaves and wife, Pinkley B. Gleaves of record in Book 1637, page 263, by deed from Robert James Sutton, Jr., and wife, Mattie Lue Sutton of record in Book 2997, page 389, and by deeds from Joe Kornman and wife, Ann Kornman of record in Book 3000, page 523, and Book 3068, page 577, and by deed from Joe Kornman and wife, Ann Kornman and Clarence Vaughn and wife, Mattie Vaughn of record in Book 3068, page 575, Register's Office for Davidson County, Tennessee. The said D. T. Randolph having since died. Johnnie Davis Randolph and Johnnie B. Randolph are one and the same person.

This is unimproved ( ) improved (X) property, known as 1525 4th Avenue South, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

F.61-311

11/02 127.00

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 John G. Doak, Trustee Trustee, his successors and assigns, the real estate hereinabefore 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, full insurable value insured in some reliable fire insurance company or companies for at least the sum of $ _____ 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 29th day of October 19 79.

Johnnie B. Randolph — JOHNNIE B. RANDOLPH

Al Bardayan — AL BARDAYAN

Carol Bardayan — CAROL BARDAYAN

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 Johnnie B. Randolph, 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 29th day of October, 1979.

Marie B. Cummings, Notary Public.

Commission expires 6 February, 1982.

MARIE B. CUMMINGS * NOTARY PUBLIC AT LARGE * STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Al Bardayan and wife, Carol Bardayan, the within named bargainors with whom I am personally acquainted, and who, upon oath, acknowledged that ~~he~~ they executed the foregoing instrument for the purpose therein contained, ~~by signing the name~~ ~~of the corporation by~~ ~~as~~.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of October, 19 79.

Ethelyne Turrentine, Notary Public.

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Commission expires 4/28/80.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5524 PAGE 327

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
			5000 .00- CO	
			4250 .00- MO	
			135.00 CO TX	
			40.50 MO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	177.00-
3149A11/02/79			SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.6131 1

IDENTIF. REFERENCE

NOV 2 2 21 PM '79

No. 723113