1955 12/14 109.50- CHECK

BOOK 5543 PAGE 916

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

James Robert Yates, et ux

Betty Jo Leigh Yates

TO

William David Yates, et us

Geraldine M. Yates

For draftsman's use

PREPARED BY: Henry Martin
Attorney at Law
[illegible] White Bridge Rd
Nash., Tn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William David Yates (NAME)	William David Yates (NAME)	72-12
2010 Piedmont Avenue (STREET ADDRESS OR ROUTE NUMBER)	2010 Piedmont Avenue (STREET ADDRESS)	Part 166 Tax
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

DEC 14 1 52 PM '79

FEE $ [illegible] REGISTER DAVIDSON COUNTY, TENN.

F68153

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Dec 19 77.

Notary Public Dpty Register

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Thirty Thousand---------- DOLLARS

of which $ 3000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees agree to monthly installments of not less than $250.00 and interest at the rate of ten percent (10%) of the unpaid balance on December 31, each year, shall be added to the principle.

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,

James Robert Yates, et ux Betty Jo Leigh Yates

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

William David Yates and wife, Geraldine M. Yates

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

Being Lot No. 176 on the Map of Dalewood, Section III, of record in Book 1835, page 20, Register's Office for said County.

Said Lot No. 176 fronts 85 feet on the south side of Piedmont Avenue and runs back between lines, 154.5 feet on the east line and 155.4 feet on the west line in the rear on which it measures 85 feet.

Being the same property conveyed to James Robert Yates & wife, Betty Jo Leigh Yates, by deed from James Lee Belcher & wife Patricia Ann Belcher, of record in Book 2484, page 261, said Register's Office.

Said property is conveyed subject to restrictions filed for record prior to Feb. 15, 1950 in Book 1229, page 325, and in Book 1786, page 80, and restrictions filed for record July 14, 1950, in Book 1855, page 223, to which reference is hereby made.

The Plan of record in Book 1835, page 20, shows an Owner's Certificate, a 40 foot set-back line from Piedmont Avenue and a 10 foot easement for public utilities along the rear of the lot and an anchor easement being 5 feet wide along the north 20 feet of the east line.

This conveyance is subject to an easement dedicated to the Metropolitan Government of Nashville, Davidson County, Tennessee, dated the 31 st of May 1967 and recorded in Book _____, page _____ R.O.D.C.

This is unimproved ( ) improved ( ) property, known as 2010 Piedmont Avenue, Nashville, TN 37216
(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 _____ 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 $ _____ 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 each 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 31ST day of ~~July~~ AUG. 19 79.

William David Yates — James Robert Yates

Geraldine M. Yates — Betty Jo Leigh Yates

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JACK C. BOONE, a Notary Public in and for said County and State, the within named James Robert Yates and wife, Betty Jo Leigh Yates and William David Yates and wife, Geraldine M. Yates, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein confained.

Witness my hand and official seal at NASHVILLE Tennessee, this 31ST day of AUG., 1979.

Jack C. Boone, Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 1-15-83.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5543 PAGE 918

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
			30000.00-	CO
			27000.00-	MO
			78.00	CO TX
			25.00	MO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 109.50-
1955A	12/14/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68153

IDENTIFICATION REFERENCE

DEC 14 1 52 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 731649