BOOK 5544 PAGE 156

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

2048

12/17 93.50- CHECK

FROM

HENRY G. PECHACEK and wife,

WANDA MAE PECHACEK

TO

JAMES LUCIEN GELDRICH and wife,

DEBORAH DIANNE GELDRICH

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Samuel B. Schlanger
Attorney at Law
1906 South Street
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Geldrich (NAME)	Same (NAME)	Map: 102-2
1310 Kermit Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel: 11
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2DA 57395

Mail

F 68238

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 17 8 39 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

$ 25,000.00 James Lucien Geldrich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DEC., 1979.

Samuel B. Schlanger
Notary Public

MY COMMISSION EXPIRES: 7-18-83

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty-Five Thousand and No/100 - - - - - DOLLARS of which $ 1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their one (1) promissory note to the Grantors in the principal sum of $24,000.00 payable in 240 monthly installments of $231.61 each, beginning on February 1, 1980. Said note bears interest at the rate of 10% per annum and said interest is included in said payments of $231.61.

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, Henry G. Pechacek and wife, Wanda Mae Pechacek

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto James Lucien Geldrich and wife, Deborah Dianne Geldrich

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

Land in Davidson County, Tennessee, being Lot No. 172 on the Map of Miro Meadows Subdivision, as of record in Book 1424, pages 94 and 95, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Kermit Drive at the common corner of Lots 172 and 173; thence with the line between said lots, northerly 146 feet to a point in the southerly line of Lot No. 171; thence with the line between Lots 171 and 172, easterly 72 feet to the westerly margin of Kipling Drive; thence with the margin of said Drive 125.64 feet to the beginning of a curve; thence around said curve southwesterly 31.40 feet to a point in the northerly margin of Kermit Drive; thence with the margin of said Drive westerly 52 feet to the beginning.

Being the same property conveyed to Henry G. Pechacek and wife, Wanda Mae Pechacek, by deed from James B. Donovan, Jr. and wife, Jennie Donovan, as of record in Book 3184, page 385, Register's Office for Davidson County, Tennessee, and by the same deed re-recorded in Book 3942, page 187, said Register's Office.

Grantees assume 1979 real property taxes.

This is unimproved ( ) improved (X) property, known as 1310 Kermit Drive, Nashville, Tennessee 37217
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

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 Samuel B. Schlanger 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 $ ins. value 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 15 day of December 1979.

Henry G Pechacek — James Lucien Geldrich

Wanda Mae Pechacek — Deborah Dianne Geldrich

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 Henry G. Pechacek, Wanda Mae Pechacek, James Lucien Geldrich, and Deborah Dianne Geldrich 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, this 15 day of DEC., 1979

Samuel B. Schlanger Notary Public

SAMUEL B. SCHLANGER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Commission expires 7-18-82

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

BOOK 5544 PAGE 158

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
			25000.00- CO 24000.00- MO 65.00 CO TX 22.00 MO TX .50 PRFEE 6.00 WDEED CHECK 93.50- 2048A12/17/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68238

IDENTIF. REFERENCE

DEC 17 8 39 AM '79

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

No. 731735