7308 01/15 154.50-Map 132-10 Par 7 JJ

WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

INSTALLMENT DEED

BOOK 5555 PAGE 293

For and in Consideration of the sum of Forty Thousand ----------00/100 ($40,000.00)---------- Dollars,

of which None Dollars,

has been paid in cash by Linda Burns

the receipt of which is hereby acknowledged, and for the remainder Forty Thousand-------- ($40,000.00)---------- Dollars,

the said Linda Burns has executed her one promissory note of even date herewith in the principal sum of Forty Thousand ($40,000.00) Dollars. Said note is payable to the order of WILLIAM TRABUE STEELE, SR., and is payable in equal monthly installments of Two Hundred, Fifty ($250.00) each, payable on the first day of each month, beginning July 1, 1977, and a like amount on the first day of each succeeding month until all of said amount is paid in full. Said note shall bear no interest.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, WILLIAM T. STEELE, SR., a widower,

have this day bargained and sold, and do hereby transfer and convey unto the said LINDA BURNS, her heirs and assigns,

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

Land in Davidson County, Tennessee, being the easterly part of Lot E, on the Map of Springdale Estates, of record in Book 1835, Page 104, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by W. W. Turner Company, December 4, 1952, as follows:

Beginning at the southwest corner of Lot B on the Map of Springdale Estates; thence with the south line of Lots B, C and D of said Springdale Estates, easterly 383.9 feet to a concrete monument at the southeast corner of Lot D and being the northeast corner of Lot E; thence with the easterly line of said Lot E southerly 289.3 feet to a concrete monument in the southeast corner of said Lot E; thence with the south line of said Lot E westerly 358.7 feet to a point; thence northerly 130.2 feet to an iron pin in the southerly margin of a private road or drive at the beginning of a circle with a radius of 37.5 feet; thence with the margin of said private drive and with said circle northerly and easterly 61.3 feet to another iron pin in the margin of said drive; thence with the margin of said drive and continuing with said circle northerly and westerly 70.2 feet to a concrete monument; thence with the margin of said drive and with a slight curve westerly 20.8 feet to another concrete monument; thence with the margin of said drive northwesterly 5.8 feet to another concrete monument; thence with the margin of said drive and with the curve thereof northwesterly 90.5 feet to the point of beginning, containing in all 2.25 acres, more or less.

Being the same property conveyed to William T. Steele, Sr., et ux, Elizabeth D. Steele, in Book 2597, Page 311, R.O.D.C., Tenn., the said Elizabeth D. Steele having since died.

This is improved ( ) unimproved (X) property, know as 853 Pasadena Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said LINDA BURNS, her 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 LINDA BURNS, her 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 in hand paid, I, the said LINDA BURNS,

do hereby transfer and convey unto William D. Castleman, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Linda Burns

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 $40,000.00 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 interst may appear.

I 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 I 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 I, the said LINDA BURNS, 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 I 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; I 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 trust conveyance. I 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. I 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 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 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 LINDA BURNS, her 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 William D. Castleman, Trustee, shall be vested in said successor.

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 William T. Steele, Sr., and Linda Burns hereunto set our hands at Nashville, Tennessee, this the 22nd day of June 19 77

William T. Steele, Sr.

Linda Burns

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jneall J. Watson, a Notary Public in and for said County and State, the within named William T. Steele, Sr., and Linda Burns,

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 22nd day of June, 19 77.

Commission Expires 1-31-81. Jneall J. Watson, Notary Public.

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5555 PAGE 296

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I 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 .

(over for additional acknowledgements)

INSTALLMENT DEED

FROM
WILLIAM T. STEELE, SR.

TO
LINDA BURNS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

F 72230

PUSH

IDENTIF. REFERENCE

JAN 15 10 39 AM '80

FELIX A. HOLT JR. ET REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Burns (NAME)	(NAME)	
853 Meadow Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 40,072.67

Affiant

SUBSCRIBED AND SWOR

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5555 PAGE 297

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

40000.00- CO
40000.00- MO
104.00 CO TX
38.00 MO TX
.50 PRFEE
12.00 WDEED
CASH 154.50-
7308A01/15/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72230

IDENTIFICATION REFERENCE

JAN 15 10 39 AM '80

No. 736826