This instrument prepared by:
C. D. Rippy, Attorney
26th Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5561 PAGE 736

405 01/31/80 0830 CHECK

INSTALLMENT DEED

New Owner:
MariLynn McInteer
1028 Belvidere Drive
Nashville, Tennessee 37204

Send Tax Bills To:
Same

Map-Parcel
131-4-90

FOR AND IN CONSIDERATION of the sum of Fifty-three Thousand and no/100 Dollars ($53,000.00), of which Thirty-eight Thousand and no/100 Dollars ($38,000.00), has been paid in cash by MariLynn McInteer, the receipt of which is hereby acknowledged, and for the remainder of Fifteen Thousand Dollars and no/100 ($15,000.00), the said MariLynn McInteer has executed a promissory note payable to the order of Rosemary C. McMeen dated January 31, 1980, due on or before May 1, 1980, with interest from date at the rate of 10% per annum until paid, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed, I, Rosemary C. McMeen (formerly Rosemary C. Taylor) have this day bargained and sold, and do hereby transfer and convey unto the said MariLynn McInteer, a single person, her heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING Lot No. 21 and the East 12 feet of Lot No. 22 of Block 13, College Park Subdivision of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front 62 feet on the northerly side of Belvidere Drive and run back between lines, 157 feet 9 inches on the east line and 158 feet 8 inches on the west line, to a dead line, on which it measures 62 feet.

Being the same property conveyed to Rosemary C. Taylor by deed from Kenneth R. Nolan and wife, Jean Thompson Nolan, of record in Book 2149, Page 115, Register's Office for Davidson County, Tennessee.

This is improved property known as 1028 Belvidere Drive, Nashville, Tennessee 37204.

Air conditioner, stove, washer/dryer combination are hereby conveyed to purchaser.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 1980.

Notary Public

MY COMMISSION EXPIRES: July 22, 1981

NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said MariLynn McInteer, 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, except for taxes for the year 1980 which have been prorated in the settlement and assumed by the purchaser.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said MariLynn McInteer, 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 note, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said note at maturity as hereinafter provided, and for the consideration of One Dollar ($1.00), to me in hand paid, I, the said MariLynn McInteer, do hereby transfer and convey unto C. D. Rippy, 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 MariLynn McInteer 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 Twenty-seven Thousand and no/100 Dollars ($27,000.00) until the note 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 and holder of said note, as her interest 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 note 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 MariLynn McInteer, shall pay the note aforesaid when due, according to its 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 said note or any 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 note for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said note, 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 note then past due and unpaid, the said Trustee, or his successor in trust, is hereby authorized and empowered, upon given 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 exceptions 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 said note, 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 any unpaid balance on the note 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 MariLynn McInteer, 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 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 C. D. Rippy, 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.

The undersigned, John A. McMeen, husband of Rosemary C. McMeen, has joined in the execution of this deed for the sole purpose of transferring and conveying to the within named MariLynn McInteer all of his right, title and interest in the within-described property, whether as homestead, spouse's elective share, or otherwise.

IN WITNESS WHEREOF, we, the said Rosemary C. McMeen and John A. McMeen, her husband, and MariLynn McInteer, hereunto set our hands at Nashville, Tennessee, this 31st day of January, 1980.

Rosemary C. McMeen

Rosemary C. McMeen

John A. McMeen

John A. McMeen

MariLynn McInteer

F 74655

IDENTIF. REFERENCE

JAN 31 4 24 PM '80

FELIX A. POTTER II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rosemary C. McMeen and John A. McMeen, the within named 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 31st day of January, 1980.

Sharon C. Couch
Notary Public

My Commission Expires:

July 22, 1981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named bargainor, MariLynn McInteer, 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 31st day of January, 1980.

Sharon C. Couch
Notary Public

My Commission Expires:

July 22, 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5561 PAGE 739

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
			53000.00-	CO
			15000.00-	MO
			137.80	CO TX
			13.00	MO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 160.30-
0405A01/31/80				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 74655

IDENTIF. REFERENCE

JAN 31 4 24 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 739806