INSTALLMENT DEED

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For and in Consideration of the sum of Thirty Two Thousand & No/100 32,000.00 Dollars,

of which 1/00 One & No/100 Dollars,

has been paid in cash by H. Catherine Easley, single

the receipt of which is hereby acknowledged, and for the remainder Thirty Two Thousand & No/100 32,000.00 Dollars,

the said H. Catherine Easley ha executed her promissory note, payable in equal monthly instalments of (234.31) Two Hundred Thirty Four & 81/100 for 360 months commencing February 1, 1980 including interest at 8%.

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, Mary Lena Easley, widow

have this day bargained and sold, and do hereby transfer and convey unto the said H. Catherine Easley, her heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Being part of Lot 58 in O. B. Hayes' Plan of Large Lots, called Rokeby, as of record in Book in 21, page 87, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the westerly margin of 17th Avenue South, formerly Addition Avenue, 100 feet southerly from the north line of said Lot 58; thence southerly with the westerly margin of said Avenue 60 feet; thence at right angles westerly 164 1/2 to the center of an alley; thence with the center of said alley northerly 60 feet; thence easterly 164 1/2 feet to the point and place of beginning.

Being the same property devised to H. Catherine Easley and John T. Easley, Jr, by will of John T. Easley, deceased

This is unimproved ( ) improved (X) property, know as 1615 (House Number) 17th Ave. South (Street), Nashville (P. O. Address: City or Town), Tn. 37212 (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said H. Catherine Easley, 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 a deed of trust assumed by purchaser

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said H. Catherine Easley, 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 me in hand paid, I, the said H. Catherine Easley

do hereby transfer and convey unto Robert C. Boyce, Jr., 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 H. Catherine Easley

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 $ insurable 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 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 H. Catherine Easley 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; if 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 H. Catherine Easley, her representatives or assigns.

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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 Robert C. Boyce, Jr., 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 H. Catherine Easley & and Mary Lena Easley hereunto set our hands at Nashville, Tennessee, this the 1 day of Feb 1980

H. Catherine Easley

Mary Lena Easley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Judy Harper, a Notary Public in and for said County and State, the within named H. Catherine Easley & Mary Lena Easley

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 day of ~~December~~ Feb, 1980

Judy Harper, Notary Public

Commission Expires 1-18-82

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Alabama
Jefferson County.

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

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 Birmingham, Ala. this day of December, 1979.

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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
Mary Lena Easley, widow

TO
H. Catherine Easley, single

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

F 74988

RUSH

IDENTIF. REFERENCE

FEB 4 1 27 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Catherine Easley (NAME)	Lumberman's Investment Corp P. O. Box 40 Austin, Texas 78767	104-8
1615 17th Ave., So. (STREET ADDRESS OR ROUTE NUMBER)		274
Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP)		

THIS INSTRUMENT WAS PREPARED BY
Robert C. Boyce, Jr.
Attorney at Law
4500 Post Road, H-71
Nashville, Tn. 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 32,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF ~~December~~ Feb 19 80

Notary Public

MY COMMISSION EXPIRES: 1-11-82

(AFFIX SEAL)

832 02/74 135.00 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			32000.00- CO	
			32000.00- MO	
			83.20 CO TX	
			30.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 125.70-	
			0832A02/04/60 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 74988

IDENTIF. REFERENCE

FEB 4 1 27 PM '60

REGISTER
DAVIDSON COUNTY, TENN.

No. 740217