ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William E. Nix, et ux (NAME)	Same (NAME)	81-11 Pars 416 & 417 Jd
1211 Buchanan Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37208 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED BOOK 5577 PAGE 464

FOR AND IN CONSIDERATION OF the sum of Twenty Six Thousand Dollars and no cents ($26,000.00) DOLLARS

of which $ 6,000.00 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 installment deed note in the principal sum of $20,000.00 of even date herewith payable to the order of J. R. Caraway and wife, Elizabeth Caraway. Said note is payable in monthly installments of $433.33 for 59 payments with the first payment due on April 10, 1980 and a like amount monthly thereafter, with a final payment of $342.18, until paid in full. Said note bears interest from date at 10.849 per cent per annum.

F 80225

IDENTIF. REFERENCE

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REGISTER DAVIDSON COUNTY, TENN.

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.

J. R. Caraway and wife, Elizabeth Caraway

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

William E. Nix and wife, Theresa M. Nix

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

TRACT I: Being a part of Lot No. 191 in D.T. McGavock and others, Additions called, the Addition to the Town of McGavock, a plan which is found of record in Book 21, page 41, of the Register's Office for Davidson County, Tennessee; beginning in the southerly side of Buchanan Street, formerly Hydes Ferry Pike at a point 50 feet eastwardly from the easterly margin of 14th Avenue North, formerly Alberta Avenue, running thence eastwardly along the southerly margin of Buchanan Street 50 feet; thence southerly parallel with the 14th Avenue to a point on the line between lots Nos. 191 and 192, said point being 86 feet from said Avenue; thence westwardly along said last mentioned line separating lots Nos. 191 and 192, 43 feet to a point 43 feet from 14th Avenue; thence northerly parallel with 14th Avenue about 173 feet, to the point of beginning on Buchanan Street.

Being a part of the property conveyed to J.R. Caraway and wife, Elizabeth Caraway by deed from Roy H. Caraway and wife, Rella M. Caraway, of record in Book 3157, page 528, Register's Office for Davidson County, Tennessee

TRACT II: Land in Davidson County, Tennessee, described as follows:

Being the southwest corner of Lot No. 191 in McGavock, Wetmore and others, Second Addition to Nashville, called the Addition to the Town of McGavock, described as follows:

Beginning on the easterly margin of 14th Avenue North, formerly Alberta Avenue, at the corner of lots Nos. 191 and 192, thence with the line between said two lots easterly 43 feet; thence parallel with said Avenue northerly 48 feet to Jacksons' southeast corner; thence with his line westerly 43 feet to the easterly margin of said Avenue; thence with said Avenue southerly 48 feet to the beginning.

Being a part of the property conveyed to J.R. Caraway and wife, Elizabeth Caraway by deed from Roy H. Caraway and wife, Rella M. Caraway, of record in Book 3157, page 528, Register's Office for Davidson County, Tennessee.

This is improved (X), unimproved ( ) property known as 1211 Buchanan Street, Nashville, Tenn. 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zone)

BOOK 5577 PAGE 465

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 convenant 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 R.B. Young 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 $ 20,000.00 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 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 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 the grantors 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 11 day of March 1980.

J. R. Caraway
Elizabeth Caraway
William E. Nix
Theresa M. Nix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 26,000.00

J. R. Caraway
Affiant

Subscribed and sworn to before me, this the 11 day of March 1980

My commission expires April 17, 1983 (Affix Seal)

Robert B. Young
Notary Public

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 J.R. Caraway, Elizabeth Caraway, William E. Nix and Theresa Nix 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, Tenn. this 11 day of March 1980

Commission Expires April 17, 1983 Robert B. Young Notary Public.

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 _____ be 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 _____

03/12 92.10- CHECK

This instrument was prepared by:

R.B. Young, Attorney, 802-51st Avenue North, Nashville, TN 37209

Name Address

7895

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5577 PAGE 466

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
			26000.00- CO	
			20000.00- MO	
			67.60 CO TX	
			18.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 92.10-	
7395A03/12/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F80225

IDENTIF. REFERENCE

MAR 12 8 42 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 746532