8489 03/16 95.10- CASH BOOK 5579 PAGE 818

INSTALLMENT DEED

For and in Consideration of the sum of TWENTY-THREE THOUSAND FIVE HUNDRED AND NO/100 ($23,500.00)----------Dollars, of which ZERO ($0.00)----------Dollars, has been paid in cash by Donald Estes Cline and wife, Dixie Carol Cline the receipt of which is hereby acknowledged, and for the remainder TWENTY-THREE THOUSAND FIVE HUNDRED AND NO/100 ($23,500.00)----------Dollars, the said Donald Estes Cline and wife, Dixie Carol Cline have executed their Promissory Note of even date herewith in the amount of $23,500.00 which will bear interest at the rate of 9% per annum on the unpaid balance and which amount is payable in 240 monthly installments beginning on April 1, 1980, in the amount of $211.44 each, 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, Wilma B. Robertson, Juanita Bean, and Marilyn B. Danforth, have this day bargained and sold, and do hereby transfer and convey unto the said Donald Estes Cline and wife, Dixie Carol Cline, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 11 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, Page 4, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts fifth feet on the southerly side of McKennie Avenue and runs back between parallel lines 187.9 feet on the west line and 190.7 feet on the east line to an alley, and being the same property conveyed to J. B. Suddarth and wife Leta B. Suddarth, by deed from E. W. Jones and wife May Herbert Jones, recorded in Book 623, Page 147 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to D. H. Bean, Jr. and Wilma B. Robertson, as tenants in common, by deed from Florence C. Bean, of record in Book 4831, Page 270, Register's Office for Davidson County, Tennessee.

The above-mentioned D. H. Bean, Jr., having since died, survived by Juanita Bean, wife, and Marilyn B. Danforth, daughter, both of whom join in the execution of this deed as his sole heirs at law and next of kin.

This is unimproved ( ) improved (X) property, know as 1312 McKennie Avenue, Nashville, Tennessee 37206
(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 Donald Estes Cline and wife, Dixie Carol Cline, 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 said Donald Estes Cline and wife, Dixie Carol Cline, 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 Donald Estes Cline and wife, Dixie Carol Cline

do hereby transfer and convey unto Lucien Dale, 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 Donald Estes Cline and wife, Dixie Carol Cline

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 $23,500.00 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.

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 Donald Estes Cline and wife, Dixie Carol Cline 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 trust 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 Donald Estes Cline and wife, Dixie Carol Cline, their 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 Lucien Dale, 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 Wilma B. Robertson, Juanita Bean, Marilyn B. Danforth and Donald Estes Cline and wife, Dixie Carol Cline hereunto set our hands at Nashville, Tennessee, this the 14th day of March 1980

Donald Estes Cline
Donald Estes Cline

Dixie Carol Cline
Dixie Carol Cline

Wilma B. Robertson
Wilma B. Robertson

Juanita Bean
Juanita Bean

Marilyn B. Danforth
Marilyn B. Danforth

John T. Robertson Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martha Shapard, a Notary Public in and for said County and State, the within named Wilma B. Robertson, Juanita Bean, Marilyn B. Danforth, Donald Estes Cline and wife, Dixie Carol Cline, 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 14th day of March, 1980

Commission Expires 7-18-82

Martha Shapard, 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 }

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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
WILMA B. ROBERTSON, JUANITA ~~BEAN AND MARILYN B. DANFORTH~~

TO
DONALD ESTES CLINE AND WIFE, ~~DIXIE CAROL CLINE~~
1311 McKennie Ave.
Nashville, Tn. 37216

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

F 81052

IDENTIF. REFERENCE

MAR 18 1 19 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Estes Cline, et ux (NAME)	Donald Estes Cline, et ux (NAME)	Map 83-2
1312 McKennie Avenue (STREET ADDRESS OR ROUTE NUMBER)	1312 McKennie Avenue (STREET ADDRESS)	Parcel 16
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37206 (CITY) (STATE) (ZIP)	No. 24190-27W

THIS INSTRUMENT WAS PREPARED BY
LUCIEN DALE, ATTORNEY
1406 Nashville City Bank Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$23,500.00 Oliver H. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 80

Notary Public

MY COMMISSION EXPIRES: 4/17/1983

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5579 PAGE 822

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
			23500.00-	CO
			23500.00-	MO
			61.10	CO TX
			21.50	MO TX
			.50	PRFEE
			12.00	WDEED
			CASH	95.10-
8489A	03/18/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F81052

IDENTIF. REFERENCE

MAR 18 1 19 PM '80

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

No. 747585