prepared by
A. T. Johnson Esq.
4314 Earlene Dr.
Nash.

Installment Deed

BOOK 5601 PAGE 413

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT T. JOHNSON	SAME	11D 27870
(NAME)	(NAME)	
4314 EARLENE DR.		42-4-053
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 27875
NASH 37216 TENN.		42-4-052
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eighty Nine Thousand ($89,000.00) Dollars and for cash in hand payed in the amount of Five Hundred ($500.00) the receipt of which is hereby acknowledged, and for the remainder Eighty Eight Thousand Five Hundred ($88,500.00) Dollars,

Mark A. Johnson, Robert T. Johnson & Joy Lynn Vester

have executed Their promissory Note dated Feb. 25, 1980, the said Notes are as follows- Note "A" in the amount of Forty Thousand Five Hundred ($40,500.00) Dollars; Note "B" in the amount of Thirty Thousand ($30,000.00) Dollars; Note "C" in the amount of Eighteen Thousand ($18,000.00) Dollars , payments on the three notes shall be made on the principle plus all accrued interest to the date of the payment beginning on April 1, 1980 and thereafter on the 1st day of each month until all of the notes are payed in full. The payments on the individual notes shall be made as follows; Payment on note "A" shall be in the amount of Three Hundred ($300.00) Dollars on the principle plus all accrued interest to the date of the payment and the payment being made monthly; Payment on note "B" shall be in the amount of Two Hundred Twenty Five ($225.00) Dollars on the principle plus all accrued interest to the date of the payment and the payment being made monthly; Payment on note "C" shall be in the amount of One Hundred Twenty Five ($125.00) Dollars on the principle plus all accrued interest to the date of the payment and the payment being made monthly. The three notes shall bear interest at the rate of from zero to the amount and including the amount in effect on Jan. 1st of each year as set by the Secretary of the Federal Housing Administration for normal housing loans. The said rate shall be per annum. The Owners of the Notes shall have the authority to vary the rate upon giving notice in writing thirty days before the new interest rate shall go into effect.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed,

A. L. & wife Floy F. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said Mark A. Johnson ; Robert T. Johnson and Joy Lynn Vester

Their *(successors), heirs and assigns,*

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

Being Lots No. 1 & 2 of Joylynn Acres as of record in Book 2330, Page 6, Register's Office for said County of Davidson.

Said Lot No. 1 fronts 266.6 feet on the east side of Campbell Road and extends back 356 feet on the North line, 512 feet on the South line to a dead line in the rear on which it measures 15 feet.

Said Lot No. 2 fronts 150.5 feet on the East side of Campbell Road and extends back 300 feet on the north line, 356 feet on the South line to a dead line in the rear which measures 120 feet.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 89,000.00

Subscribed and sworn to before me, this the 13th day of May 1980

G. T. Johnson
Affiant

My commission expires: _____
(Affix Seal)

(o)(o) illegible
Notary Public

unimproved ( )
This is improved ( ) property, known as Campbell Road Madison Tenn.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mark A. Johnson; Robert T. Johnson & Joy Lynn Vester their *(successors), 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mark A. Johnson; Robert T. Johnson & Joy Lynn Vester *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Mark A. Johnson; Robert T. Johnson & Joy Lynn Vester *hereinafter referred to as trustors, hereby transfer and convey unto* Nell Pinkerton, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ 89,000.00 *, or at least the maximum insurable value, until the indebtedness 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 25 *day of* FEB, *19* 80

A. L. Johnson

Eloy F. Johnson

Mark A. Johnson, Buyer

Robert T. Johnson, Buyer

Joy Lynn Veatch, Buyer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, LARRY L. PEYTON *a Notary Public in and for said County and State,* A. L. Johnson, Eloy F. Johnson, Mark A. Johnson, Robert T. Johnson + Joy Lynn Veatch

the within named bargainor S., 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* 25 *day of* FEB, *19* 80

Larry L. Peyton *Notary Public*

Commission expires 6-18-81

STATE OF.....

COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named 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 }

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 .....*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.....

INSTALLMENT DEED

FROM

A. L. & wife Floy F. Johnson

TO

Mark A. Johnson, Robert T. Johnson & Joy Lynn Vester

F 8 9 1 7 7

RUSH

IDENTIF. REFERENCE

MAY 13 11 00 AM '80

FELIX ZOLLICOFFER II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5601 PAGE 417

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
			89000.00-	CO
			86500.00-	MO
			231.40	CO TX
			86.50	MO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	330.40-
8745A05/13/80		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 89177

IDENTIF. REFERENCE

MAY 13 11 00 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 757452