THIS INSTRUMENT PREPARED BY:
Thomas I. Carlton, Jr.
Cornelius, Collins, Higgins & White
18th Floor - Third National Bank Building
Nashville, Tennessee 37219

BOOK 5604 PAGE 920

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PATRICIA L. CZARNIK	SAME	117-8 153
(NAME)	(NAME)	
3006 Belmont Blvd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Forty Thousand ($40,000.00) and no/100 Dollars, of which FIVE HUNDRED ($500.00) and no/100 Dollars, has been paid in cash, the receipt of which is hereby acknowledged, ~~XXXXXXXXXXXXXX~~ the sum of NINE THOUSAND FIVE HUNDRED Dollars ($9,500.00) which is to be paid on June 18, 1980, and for ~~XXXX~~ the remainder of THIRTY THOUSAND ($30,000.00) and no/100 Dollars for which grantee, Patricia L. Czarnik has executed a promissory note of even date herewith in the amount of THIRTY THOUSAND ($30,000.00) and no/100 Dollars, payable to Katherine G. Patrick by monthly installments of $300.00 per month beginning Aug. 1, 1980 and continuing each month thereafter until paid in full, and bearing interest at the rate of ten percent (10%) per annum.

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, Katherine G. Patrick

has ~~XXX~~ does this day bargained and sold, and ~~XX~~ hereby transfer and convey unto the said Patricia L. Czarnik

the Grantees herein, their (~~XXXXX~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 165 and part of Lot No. 164 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said county.

Said Lot No. 165 fronts 60 feet on the easterly side of Belmont Boulevard and runs back between lines, 156 feet on the northerly line and 157.72 feet on the southerly line to an alley and shows 60 feet on said alley. Said part of said Lot No. 164 is described as follows: Beginning on the easterly margin of Belmont Boulevard at the northwest corner of Lot No. 165; thence northerly along the westerly line of Lot 164, 4 feet to a point in the easterly margin of Belmont Boulevard; thence easterly and parallel with the line between Lots Nos. 164 and 165; 56 feet to a point; thence southeasterly to a point in the north line of Lot No. 165, said point being 100 feet easterly from the northwest corner of Lot No. 165; thence westerly along the north line of said Lot No. 165, to the point of beginning.

Being the same property conveyed to George H. Patrick and wife, Katherine G. Patrick, by deed from Thomas Perkins and wife, Ora G. Perkins, of record in Book 1553, Page 269, Register's Office for Davidson County, Tennessee, the said George H. Patrick having died in Lexington, Kentucky on November 16, 1971.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this the 21 day of May 1980

Affiant

My commission expires: June 18, 1982 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3006 Belmont Blvd., Nashville, Tennessee 37212
(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 Grantees their ~~XXXXXX~~ 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 real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons; provided however, that grantor makes no warranties except as to title

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 Grantees hereinafter referred to as trustors, hereby transfer and convey unto Thomas I. Carlton, Jr. 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 $ 30,000.00, 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.

There shall be no prepayment penalty in the event that the principal balance of this indebtedness is paid before maturity. The grantor reserves the right to approve the assumption of this indebtedness by any party.

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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named 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.

Witness our hands this 21st *day of* May, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Patricia L. Czarnik — Katherine G. Patrick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Shelia F. Cart, *a Notary Public in and for said County and State,* KATHERINE G. PATRICK AND PATRICIA L. CZARNIK, *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* 21st *day of* May, *19* 80.

Shelia F. Cart
SHELIA F. CART, *Notary Public*

Commission expires 10-15-83

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
KATHERINE G. PATRICK

TO
PATRICIA L. CZARNIK

90513

IDENTIF. REFERENCE

MAY 22 11 41 AM '80
FELIX E. ...SON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5604 PAGE 922

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
05/22/80	CO	40000.00	104.00	
	MO	30000.00	28.00	
	CO TX		.50	
	MO TX		6.00	
	PRFEE		CHECK	138.50-
0466A05/20/80	WDEED		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 90513

IDENTIF. REFERENCE

MAY 22 11 41 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 759101