This instrument prepared by R. H. Darrow Atty 16th Floor 3rd Nat'l Bk

Installment Deed

BOOK 5605 PAGE 283

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOROTHY REYNOLDS NEAL (NAME)	Dorothy Reynolds Neal (NAME)	142-2
468 Saddle Dr (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 110504 (STREET ADDRESS)	for 1.25 ac.
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	Nashville Tenn 37211 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND AND NO/100---------- ----------($100,000.00)----------*Dollars,*
of which TWENTY THOUSAND AND NO/100---------- ----------($20,000.00)----------*Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder EIGHTY THOUSAND AND NO/100---------- ----------($80,000.00)----------*Dollars,*

Dorothy Reynolds Neal has executed

one note of even date herewith in the principal sum of $80,000.00 payable to the order of Gisela Holtkamp in 59 monthly interest installments of $700.00 each, which are for interest only at 10-1/2% per annum, the 60th installment the principal balance, plus interest at the rate of 10-1/2% per annum is due. Payments on principal may be made at any time, and interest payments will decrease accordingly,

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, we, Gisela Holtkamp and husband Reinhold Holtkamp by Reinhold Holtkamp pursuant to his authority to execute deeds for the ~~wife, have bargained and sold, and do hereby transfer and convey~~ said Gisela Holtkamp as her attorney-in-fact all as more particularly appears in the instrument of record in Book 5402, page 940, Register's Office ~~for Davidson County, Tennessee,~~ have this day bargained and sold, and do hereby transfer and convey unto the said Dorothy Reynolds Neal, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows;

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Walnut Hill Manor, Section I, of record in Plat Book 4460, page 108, Register's Office for said County.

SAID Lot 302 fronts 128.00 feet on the west margin of Saddle Drive and extends back 401.6 feet on the north line, and 352.4 feet on the south line, to a line on the rear on which it measures 77.78 feet.

BEING the same property conveyed to Gisela Holtkamp, by deed from Brooks C. Odiorne and wife, Flora A. Odiorne, of record in Book 5396, page 344, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 15th day of December 1980

Dorothy Reynolds Neal
Affiant

My commission expires: My Commission Expires Jan. 15, 1983 (Affix Seal)

Raymond H Darrow
Notary Public

This is unimproved ( ) improved ( ) property, known as 468 Saddle Drive Nashville 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 Dorothy Reynolds Neal, her ~~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* Dorothy Reynolds Neal, her ~~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 Dorothy Reynolds Neal AND HUSBAND, Michael Neal

hereinafter referred to as trustors, hereby transfer and convey unto Raymond H. Darrow, *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 $ ....., 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 Registers 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.

Witness our hand S this 15th day of May, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gisela Holtkamp by Reinhold Holtkamp
Attorney-in-fact

Reinhold Holtkamp

Dorothy Reynolds Neal

Michael Neal

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, *a Notary Public in and for said County and State,* Dorothy Reynolds Neal, Reinhold Holtkamp and ~~Michael Neal, husband of Dorothy Reynolds Neal~~, *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* 15th *day of* May, 1980.

My Commission Expires Jan. 15, 1983

Raymond H Darrow *Notary Public*

Commission expires

E 90655

IDENTIFICATION REQUESTED
COUNTY REGISTER'S TEAM
FELIX DAVIS
MAY 23 11 AM '80

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 1980, before me personally appeared Reinhold Holtkamp, to me known to be the person who executed the foregoing instrument in behalf of Gisela Holtkamp and acknowledged that he executed the same as the free act and deed of the said Gisela Holtkamp.

Witness my hand and official seal at office on this the day and date aforesaid.

Commission Expires: My Commission Expires Jan. 15, 1983

Raymond H Darrow
NOTARY PUBLIC

STATE OF ~~TENNESSEE~~ Florida
~~DAVIDSON~~ COUNTY of Volusia

Personally appeared before me, Wilbur Loeal Grant a Notary Public in and for said County and State, the within named MICHAEL NEAL the bargainors, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposed therein contained.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~, this 12th day of May 1980.

Commission expires Notary Public, State of Florida at Large My Commission Expires Feb. 18, 1982 Bonded By American Fire & Casualty Company

Wilbur Loeal Grant
Notary Public

Notary Public, State of Florida at Large My Commission Expires Feb. 18, 1982 Bonded By American Fire & Casualty Company

Chicago Title Plaza First Floor NASHVILLE

INSTALL

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5605 PAGE 285

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

10[illegible]	.00-	CO
80[illegible]	.00-	MO
	260.00	CO TX
	78.00	MO TX
	.50	PRFEE
	6.00	WDEED
	CHECK	34[illegible].50-
0662A05/23/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 90655

IDENTIF. REFERENCE

MAY 23 11 04 AM '80

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

No. 759288