This Form furnished by Attorneys Title Company, Inc.

BOOK 5612 PAGE 234

INSTALLMENT DEED Form No. WD - 4

FROM

MARY HICKS PROCTOR

TO

JEFFREY L. COOK, ET UX

For draftsman's use

THIS INSTRUMENT PREPARED BY:
Jacobs H. Doyle, Attorney
428 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Cook, et ux (NAME)	New Owners (NAME)	116-3A-35
24W Royal Oaks Tower (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA-70034
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F 93228

IDENTIF. REFERENCE

JUN 12 3 05 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

RECORDED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Jeffrey L. Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 1980.

Notary Public

MY COMMISSION EXPIRES: 7-24-82

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Fifty Nine Thousand Five Hundred----------
----------($59,500.00)---------- DOLLARS

of which $ 9,500.00 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 promissory note in the sum of $50,000.00, payable to the order of Mary Hicks Proctor, in 360 monthly installments of $438.79 each, including both principal and interest at the rate of 10% per annum; first installment maturing on the 12th day of July, 1980 and an installment of a like amount on the 12th day of each succeeding month thereafter until entire note, with accrued interest, is paid in full. The accrued interest due shall be deducted out of each installment and the balance credited to the principal The makers reserve the right to pay the entire note with accrued interest on any due date of any installment. In the event grantees desire to convey, transfer or dispose of their interest in any manner, the right to assume the indebtedness herein secured is subject to approval of the owner of the above described indebtedness;

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,

Mary Hicks Proctor, unmarried,

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

Jeffrey L. Cook and wife, Elizabeth D. Cook,

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

THOSE certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, Page 901, and said premises being more particularly described as follows:

UNIT labeled 24W of said project as shown on the Plan recorded in Book 4460, Page 189, said Register's Office, and an undivided 1.45720% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

BEING the same property conveyed to Mary Hicks Proctor by deed from Dudley A. Warner and wife, Sara Womack Warner, of record in Book 4944, Page 507, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all rights, covenants, restrictions, easements, options, burdens, assessments, provisions and conditions established by and contained in instruments of record in Book 4300, Page 201, Book 4460, Page 189, Book 4710, Page 901, as amended in Book 4798, Page 813, Book 4710, Page 915, Book 3958, pages 152-154, and the provisions of the Horizontal Property Act, Tennessee Code Annotated, §64-2701, et seq; all of which the said grantees agree to observe, perform and to be bound by. 1980 taxes have been pro-rated and assumed by grantees.

This is unimproved ( ) improved ( ) property, known as 24 W Royal Oaks Tower, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

In case of default in payment of any installment of the above described note and/or default in payment of any assessments made in accordance with the By-Laws of Royal Oaks Tower Association pursuant to the provisions of the recorded instruments

to, [illegible] all unpaid installments due and payable and may proceed to forclose pursuant to provisons hereinafter set out.

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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 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., except as set out herein.

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., except as set out herein.

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 Jacobs H. Doyle **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 $** 50,000.00 **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 outcery, 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 advise 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 grantees 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 12 day of June 1980.

Mary Hicks Proctor

Elizabeth D. Cook

Jeffrey L. Cook

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 Jeffrey L. Cook, Elizabeth D. Cook, Mary Hicks Proctor

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, Tennessee, this 12 day of June, 1980.

Marie McClure, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Commission expires 7-18-82.

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 .....

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5612 PAGE 236

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
			59501.00-	CO
			501[illegible].00-	MO
			154.70	CO TX
			46.00	MO TX
			.50	PRFEE
			6.00	RELEASE
			CHECK	209.20-
3947AD6/12/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 93228

IDENTIF. REFERENCE

JUN 12 3 05 PM '80

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

No. 761644