This Form furnished by Attorneys Title Company, Inc. **INSTALLMENT DEED** Form No. WD-4

FROM
Leona O'Connor Oglesby

TO
Sandra L. Teal

For draftsman's use

This Instrument prepared by:
Robert F. Doyle, Attorney
509 Stahlman Bldg.
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra L. Teal (NAME)	Same (NAME)	Map 105-15
6388 Chickering Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 16
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA-22220

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
JUN 18 11 18 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 1980.

Notary Public

MY COMMISSION EXPIRES: 10-18-81

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of One Hundred Forty-Five Thousand Dollars ($145,000.00) DOLLARS

of which $ 36,250.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder Sandra L. Teal and Jerry Teal have executed a promissory note dated June 16, 1980, in the principal sum of $108,750.00, payable to the order of Leona O'Connor Oglesby in 180 monthly installments as follows, namely: On the 16th day of July, 1980, the sum of $1,168.65, and thereafter a like sum on the same day of each succeeding month until the entire amount of principal and interest at the rate of 10% per annum are paid in full. Said installments include interest at the rate of 10% per annum.

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,

I, LEONA O'CONNOR OGLESBY, a single person

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

SANDRA L. TEAL

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

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Lands of W. W. Berry, as of record in Book 421, page 26, Register's Office for said County, and described according to a survey made by W. W. Turner Company, Engineers, Sept. 15, 1947, less a portion as conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4499, page 985, said Register's Office, and described as follows:

Beginning at a point on the new relocated north margin of Craighead St. where the property line between R. C. Mathews, Contractor, Inc. and Leona O'Connor Oglesby intersects the relocated north margin of Craighead St.; thence north 5 deg. 11' E 254.44 ft. to a point; thence north 51 deg. 31' E 329.9 ft. to a point; thence south 79 deg. 20' E 158 ft. to an iron pin; thence south 22 deg. 31' W 476.4 ft. to a point on the new relocated north margin of Craighead St.; thence with the said north margin north 87 deg. 36' W 254.28 ft. more or less to the point of beginning and containing 2.915 acres, more or less.

Being part of the same property conveyed to Mrs. Leona O'Connor Oglesby, by deed from Third National Bank of Nashville, Executor and Trustee under the Will of John Elsworth Oglesby of record in Book 1849, page 331, Register's Office for Davidson County, Tennessee. The 1980 Metro Property Taxes have been prorated between the parties and the Grantee herein agrees to pay same when due.

unimproved ( )
is improved (X) property, known as 470 Craighead Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

the an real estate, with the appu title and 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 the said real estate to said grantees, 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 grantees herein do hereby transfer and convey unto Robert F. 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 $ 90,000.00 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 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 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 16th day of June 19 80.

Leona O'Connor Oglesby

Jerry Teal

Sandra L. Teal

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 Sandra L. Teal, Jerry Teal, and Leona O'Connor Oglesby

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 16th day of June, 19 80

JAMES E. LAMORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

James E. Lamore, Notary Public.

Commission expires 10-18-81

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

BOOK 5614 PAGE 323

RECEIVED OF _____

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
			145000.00-	CO
			108750.00-	MO
			377.00	CO TX
			106.70	MO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 490.20-
4959A	06/18/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 4. 0. 1. 4

IDENTIF. REFERENCE

JUN 18 11 18 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 763422