Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM SCOTT VAUPEL (NAME:)	SAME (NAME:)	MAP 182 P/O Par 283
2645 Edge-O-Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

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FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND SIX HUNDRED TWENTY FIVE AND NO/100 ($20,625.00) Dollars, of which FIVE THOUSAND ONE HUNDRED FIFTY SIX AND 25/100 ($5,156.25) Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder FIFTEEN THOUSAND FOUR HUNDRED SIXTY EIGHT AND 75/100 ($15,468.75) Dollars,

WILLIAM SCOTT VAUPEL has executed an installment note payable on the 15th of every month for 120 months beginning on the 15th of August 1980 and ending on the 15th of July 1990 in the amount of $221.93 per month to include interest,

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, RONALD S. NUNN and wife, JOYE E. NUNN have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM SCOTT VAUPEL (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Located in the 5th Civil District of Davidson County, State of Tennessee. Bounded on the North, East and South by remaining property of Ronald S. Nunn; the West by Cane Ridge Road;

Begining at a pin on the east margin of Cane Ridge Road 25 feet from the center line, being the S W corner of this tract and further identified as N-6 degrees 12 minutes-E 411.78 feet from a pin in the center line of road on the N W corner of Jerry C. Sailors (Deed Book #4900, page #909); thence with the east margin of Cane Ridge Road N-19 degrees 36 minutes-W 161.3 feet to a pin, being 25 feet from the center line of road; thence continuing N-16 degrees 45 minutes-W 189.4 feet to a pin; thence S-82 degrees 17 minutes 30 seconds-E 1209.36 feet to a pin; thence S-7 degrees 11 minutes 46 seconds-W 315.5 feet to a pin; thence N-82 degrees 20 minutes-W 1060.0 feet to the beginning, containing 8.25 acres more or less. By survey of Robert E. Francis dated 6-25-1980, revised 7-10-1980.

Being part of the same property conveyed to Ronald S. Nunn and wife, Joye E. Nunn, by deeds of record in Deed Book #5620, page 493 and Deed Book #5621, page 513, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $20,625.00

Subscribed and sworn to before me, this the 16 day of July 1980 — Affiant

My commission expires: October 25, 1981 (Affix Seal) — Notary Public

This is improved (XX) unimproved ( ) property, known as ..... Cane Ridge Road, Antioch, Tn. (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 RONALD S. NUNN and wife, JOYE E. NUNN (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 our heirs and representatives, to warrant and forever defend the title to said real estate to said WILLIAM SCOTT VAUPEL (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

hereinafter referred to as trustors, hereby transfer and convey unto , 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.

77B 07/21 73.56- CHECK

The above described property is conveyed subject to the following restrictions, which run with the land and bind the Grantees, their heirs and assigns until 1 January 2000.

1. No residence shall be constructed with less than 1600 sq. ft. of living space.
2. All residence shall be no less than 250 ft. from Cane Ridge Road.
3. All residential buildings must have exterior material of brick or stone to grade.
4. All detached buildings must be at least 50 ft. in rear of residence.
5. No trailers or mobile homes are allowed except for a period of six months while a permanent residence is being constructed.
6. No commercial livestock feeding will be permitted.
7. No junk cars or dumps will be allowed.

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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 ALL *hand* 5 *this* 16 *day of* July, 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.*

Ronald S. Nunn — William Scott Vaupel

Joye E. Nunn

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Ronald S. Nunn, Joye E. Nunn and William Scott Vaupel

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* 16 *day of* July, 1980

Commission expires July 25, 1981 — Nell S. Jones, *Notary Public*

NELL S. JONES NOTARY PUBLIC DAVIDSON COUNTY

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
RONALD S. NUNN &
JOYE E. NUNN
TO
WILLIAM SCOTT VAUPEL

F 98497

IDENTIF. REFERENCE

Jul 21 2 53 PM '80

Prepared by Ronald S. Nunn
Route 1
Brentwood, Tn. 37027

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1033
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			20625.00-	CO
			15466.75-	MO
			53.50	CO TX
			13.50	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	73.56-
07?8A07/21/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 8 4 9 7

IDENTIF. REFERENCE

JUL 21 2 53 PM '80

No. 769030