BOOK 5645 PAGE 977

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM
NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION OF NASHVILLE, TENNESSEE

TO
PEGGY M. WILLIAMS

For draftsman's use

Morris Levine, Attnerney
11th Floor Stahlman Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy M. Williams (NAME)	SAME (NAME)	81-11-415
2516 Scovel Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

SEP 3 11 13 AM '80

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

$0.57.5.4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$25,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August 19 80

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 27, 1982
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty-Five Thousand ($25,000.00) ---------- DOLLARS

of which $ 2,500.00 has been paid in cash by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee has executed 2 promissory notes of even date herewith, which said notes are payable to the order of the Grantor hereafter named. The first of said notes being in the principal sum of $1,250.00 with no interest thereon, and being due and payable in full on or before the fourth month from the date of deed, namely, on the 2nd day of January, 1981. The second note being in the principal sum of $21,250.00 and being payable in monthly installments of $248.24 each, including interest at the rate of 11½% per annum on the unpaid principal balance. Monthly payments are to be applied, first, to the payment of interest on the principal, or so much as shall from time to time remain unpaid, and the balance to be applied to payment of principal. The first payment of $248.24 is due and payable on the 2nd day of November, 1980, and thereafter on or before the 2nd day of each succeeding month for 120 consecutive months, and at the end of the 120th payment, then the entire remaining principal balance, including interest thereon, shall become due and payable in full; both notes provide for payment of attorney's fees if placed in the hands of an attorney for collection 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,

the Nashville Young Men's Christian Association of Nashville, Tennessee

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

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

BEING part of Lot No. 191, in McGavock & Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, of the Register's Office for Davidson County, Tennessee. Said part of Lot No. 191 begins at the south east corner of the Hydes Ferry Pike or Buchanan Street and 14th Avenue North, formerly Alberta Avenue, running thence with the easterly margin of said Avenue southerly 148 feet; thence at right angles to said avenue easterly 43 feet; thence northerly along a line parallel to said avenue to the southerly margin of said pike or Buchanan Street; thence with the southerly margin of said pike or street westerly to the beginning.

BEING the same property conveyed to Nashville Young Men's Christian Association of Nashville, Tennessee by deed from H. G. Hill Realty Company, of record in Book 5607, page 838, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1221 Buchanan Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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 Edgar M. Rothschild, III 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 insurable amt. 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 29 day of August 19 80

J. P. Foster, President — Peggy M. Williams

Young Men's Christian Association

of Nashville Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles M. Robin, a Notary Public in and for said County and State, the within named Peggy M. Williams

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September 19 80

Charles M. Robin
Notary Public.

Commission expires [illegible] 1981.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. P. Foster, with whom I am personally acquainted, and who, upon oath, acknowledged self to be President of the Nashville Young Men's Christian Association of Nashville, Tennessee, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by Him self as President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 29 day of August, 19 80.

Charles M. Robin
Notary Public.

Commission expires My Commission Expires Jan. 27, 1981

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
			25000.00- CO	
			25000.00- MO	
			65.00 CO TX	
			20.50 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 92.00-	
			9759AC9/03/90 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.5754

IDENTIF. REFERENCE

SEP 3 11 13 AM '90

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

No. 777710