Installment Deed

BOOK 5648 PAGE 182

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles R. Pike, et ux	Same	182
(NAME:) 616 Cedarmont Drive	(NAME:)	Par 24Js
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fourteen Thousand and No/100---------- ----------($14,000.00)---------- *Dollars, of which* Three Thousand and No/100---------- ----------($3,000.00)------ *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Eleven Thousand and No/100------- ----------($11,000.00)------- *Dollars,*

Charles R. Pike and wife, Sherry D. Pike *have executed*

their joint promissory note in the amount of Eleven Thousand and No/100 ($11,000.00) Dollars payable as follows: in monthly installments beginning , on the 1st day of October, 1980, the sum of One Hundred Seventy-Eight and 79/100 ($178.79) Dollars, and thereafter on the 1st of each succeeding month a like amount of One Hundred Seventy-Eight and 79/100 ($178.79) Dollars for a total of 96 months or until the entire principal and interest have been paid. This note bears interest at 12% annually and is included in each monthly payment.

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, I, R. D. Anderson, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said Charles R. Pike and wife, Sherry D. Pike,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Perry A. Chapelelaine, Jr., dated August 16, 1980, described as follows:

BEGINNING at an iron pin on the West margin of Cane Ridge Road, the Northeast corner of a 2.63 acre tract, as shown on Perry A. Chapelelaine, Jr., survey, dated August 16, 1980; then with the north line of same, South 55° 37' 07" West, 176.05 feet to an iron pin, South 39° 57' 25" West, 108.59 feet to an iron pin, South 74° 20' 16" West, 195.16 feet to an iron pin, the Northwest corner of said 2.63 acre tract, South 01° 27' 33" West, 314.59 feet to an iron pin; then with the North line of Book 5039, Page 475, North 84° 37' 34" West, 562.24 feet to an iron pin, the Southeast corner of a 5.00 acre tract; then with the East line of same, North 01° 27' 33" East, 436.06 feet to an iron pin; then continuing with the South line of said 5.00 acre tract, being also the North margin of a 25 foot easement across the tract being described, said 25 foot being parallel and South of the line now described: South 69° 58' 40" East 209.00 feet to an iron pin, South 71° 25' 10" East, 303.87 feet to an iron pin, North 74° 20' 16" East, 255.48 feet to an iron pin, North 39° 57' 25" East, 104.30 feet to an iron pin, North 55° 37' 07" East, 178.29 feet to an iron pin on the West margin of Cane Ridge Road;

(DESCRIPTION CONTINUED ON REVERSE SIDE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Affiant

Subscribed and sworn to before me, this the 4 day of September, 19 80

My commission expires: 10/6/80 (Affix Seal)

Notary Public

(LEGAL DESCRIPTION CONTINUED FROM REVERSE SIDE) BOOK 5648 PAGE 183

then with said margin South 37° 07' 22" East 25.03 feet to the beginning; containing 5.00 acres, more or less.

BEING part of the property conveyed to R. D. Anderson and wife, Dorothy Anderson from Elbert F. Tucker and wife, by deed as of record in Book 3642, Page 133, Register's Office for Davidson County, Tennessee. The said R. D. Anderson and Dorothy M. Anderson having since divorced. The interest of Dorothy M. Anderson was divested from her and reinvested in R. D. Anderson by decree recorded in Minute Book 93C, Page 946, 4th Circuit Court for Davidson County, Tennessee.

The Grantees hereby grant to Joe T. McEwen, Jr., et ux, their successors, heirs and assigns, a 25 foot easement along the north line of their property that joins the south line of McEwens' property. This is a convenant that runs with the land. This easement runs the entire length of the Grantees' property, beginning at the northwest corner and extending west to Cane Ridge Road. This is to give the property that lies on the west side of this parcel a 50 foot right-of-way for egress and ingress.

unimproved XX
This is improved ( ) property, known as ..... Cane Ridge Road, Antioch, TN 37013
(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 Charles R. Pike and wife, Sherry D. Pike *their (successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles R. Pike and wife, Sherry D. Pike *(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 Charles C. Morrow, *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.

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 Register's 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 27 *day of* August, *19* 80

R. D. Anderson

Charles R. Pike

Sherry D. Pike

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Charles R. Pike and wife, Sherry D. Pike

*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* 6 *day of* September, *19* 80

NOTARY PUBLIC

Commission expires 10-6-1980

Notary Public

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STATE OF VIRGINIA }
COUNTY OF STAFFORD }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* R. D. ANDERSON,

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

Witness my hand and official seal at Fredericksburg, Virginia, *this* 27th *day of* August, *19* 80.

Mark P. Pilgrim *Notary Public*

My Commission Expires April 16, 1983

Commission expires

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 .....

G 0 6 5 9 2

IDENTIF. REFERENCE

SEP 8 2 16 PM '80

FSAM

INSTALLMENT DEED

FROM

R. D. ANDERSON, an unmarried person

TO

CHARLES R. PIKE, ET UX

THIS INSTRUMENT PREPARED BY:

Charles C. Morrow
Attorney at Law
3221 Nolensville Road
Nashville, Tennessee 37211
Phone: (615)832-0138

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5648 PAGE 186

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 - PHOBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			140[illegible].20- CO	
			1[illegible].20- MO	
			36.40 CO TX	
			5.00 MO TX	
			.50 PRFEE	
			18.00 MORTG	
			CHECK	57.50-
			07B4AC3/08/80 BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

006592

IDENTIF. REFERENCE

SEP 8 2 16 PM '80

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

No. 778698