This instrument prepared by Tom G. Coleman, Jr., Attorney, 3937 Gallatin Rd., Nashville, Tn. 37216

MAIL TO: JIM STEVENS RLTY. AUCTION.
3937 GALLATIN RD. NASHVILLE, TENN.

INSTALLMENT DEED

BOOK 5658 PAGE 849

For and in Consideration of the sum of $35,500.00

Thirty-five thousand five hundred--------and no/100---------- Dollars,

of which $$14,926.16 (fourteen thousand nine hundred twenty-six and 16/100--)- Dollars,

has been paid in cash by Barbara Brassell, grantee, a single person

the receipt of which is hereby acknowledged, and for the remainder said grantee has assumed the remaining principal balance in the amount of $15,073.84 owing under the terms of a deed of trust executed by Thomas T. Champion and wife, Gail Dianna Champion, to Harold Reeves, Trustee, of record in Book 4858, page 600, said Register's office, dated October 4, 1974, to secure to the Chamberlain Company, an indebtedness in the original principal amount of $16,350.00, payable as therein specified, and has executed her one promissory note of even date herewith for the principal sum of $5,500 payable to the order of grantor in monthly installments of $142.90 each, including principal and interest at the rate of 9½% per annum, beginning November 1, 1999, and thereafter on the same day of each following month until paid in full, or, in the event said deed of trust, of record in Book 4858, page 600 of said Register's Office, is paid in full in advance of the final maturity date as therein provided, then said installments of $142.90 each shall commence one month following the payment in full of said deed of trust and continue as hereinbefore provided. Said principal sum of $5,500.00 bears interest at the rate of 9½ per annum from date thereof, until paid in full, to be added to said principal sum annually from date hereof, at which time each year, interest on said principal sum shall be added thereto so as to become the then principal sum bearing interest as aforesaid.

all of said notes bearing interest from date and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, Amon Ringemann, a single man

have this day bargained and sold, and do hereby transfer and convey unto the said Barbara Brassell, a single person her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 64 on the Plan of Inglewood Place, of record in Plat Book 332, page 101, Register's Office for said County.
SAID part of Lot No. 64 fronts 50 feet on the southerly margin of Shelton Avenue and runs back 189.75 feet between parallel lines to a dead line in the rear.
BEING the same property conveyed to Amon Ringemann by deed from James C. Chambliss and wife, Kathleen D. Chambliss, of record in Book 5406, page 446, said Register's Office.

This is unimproved ( ) improved (X) property, know as 1214 Shelton Avenue (House Number) (Street) Nashville, Tn. 37216 P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Barbara Brassell, her 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 mayself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Barbara Brassell her 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 him in hand paid, I, the said Barbara Brassell

do hereby transfer and convey unto Jim Stevens, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Barbara Brassell 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 amount 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 interst may appear.

I 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 I 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 I, the said Barbara Brassell 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 I 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; I 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 trust conveyance. I 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. I 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 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 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 grantee, her 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 Jim Stevens, Trustee, shall be vested in said successor.

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, I ~~we~~, the said Barbara Brassell and Amon Ringemann hereunto set our hands at Nashville, Tennessee, this the 1st day of October 1980

Barbara Brassell

Amon Ringemann

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Brassell and Amon Ringemann

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 1st day of October, 1980.

Commission Expires My Commission Expires Nov. 26, 1980

, Notary Public.

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5658 PAGE 852

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I 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 .....

(over for additional acknowledgements)

G.I.O.5 5 4

IDENTIF. REFERENCE

OCT 1 2 36 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

MAIL TO: [illegible]
3937 GALL[illegible]

TOOLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Brassell (NAME)	The Chamberlain Company (NAME)	72-3-365
1214 Shelton Ave. (STREET ADDRESS OR ROUTE NUMBER)	Suite 8200 - 6400 Bldg.Eastgate Center (STREET ADDRESS)	
Nashville, Tn.37216 (CITY) (STATE) (P. O. ZIP)	Chattanooga,Tn.37411 (CITY) (STATE) (ZIP)	15DZ-09235

10/01 108.3

5742

THIS INSTRUMENT WAS PREPARED BY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,500.00 [illegible] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 1980.

[illegible] Notary Public

MY COMMISSION EXPIRES: Nov. 26, 1982

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5658 PAGE 853

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
			35500.00- CO	
			5500.00- MO	
			92.30 CO TX	
			3.50 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	108.30-
5742A	10/01/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.0554

IDENTIF. REFERENCE

OCT 1 2 36 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 783484