5814 10/02 565.50- CHECK

Installment Deed

BOOK 5659 PAGE 76

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel T. Fuller	Same	Map 106-9
(NAME:) 2990 Sandbrook St.-Box 16776	(NAME:)	Parcel 63
(STREET ADDRESS OR ROUTE NUMBER) Memphis, Tennessee 38116	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand and no/100 ($160,000.00) *Dollars, of which* Fifteen Thousand and no/100 ($15,000.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* One Hundred Forty-five Thousand and no/100 (145,000.00) *Dollars, for which* Samuel T. Fuller and wife, Helen B. Fuller *have executed* their two promissory notes as follows: One note in the principal amount of $15,000.00, together with interest at the rate of 11% per annum, payable on January 15, 1981; and an additional note in the principal sum of $130,000.00, payable in 120 equal monthly installments of $1790.76 each, the first payment being due on November 1, 1980 and a like amount being due on the first day of each month thereafter until the entire indebtedness has been paid, said note bearing interest at the rate of 11% per annum and said monthly payments being amortized so as to include both principal and 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, I, John E. Patton, joined by his wife, Rita G. Patton, *have this day bargained and sold, and do hereby transfer and convey unto the said* Samuel T. Fuller and wife, Helen B. Fuller, their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 3 on the Plan of a resubdivision of McIntyre Subdivision, as of record in Book 3600, page 99, Register's Office for said County.
Said Lot No. 3 fronts 301.8 feet on the easterly side of Faydur Court and extends back 140.5 feet on the northerly line and 92 feet on the southerly line to the westerly right of way line of the L & N Railroad, measuring 292.2 feet thereon.
The above described property was conveyed to John E. Patton by deed from Penn B. Glazier and wife, Mary H. Glazier, of record in Book 4471, page 519, said Register's Office.

The aforedescribed property is conveyed subject to: Taxes for 1980 which are pro-rated as of date of deed and assumed by the grantee, and the Plan of record in Book 3600, page 99, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Faydur Court, a 10-foot easement for public utility purposes along the rear line of said lot, and a 10-foot easement for drainage purposes running along the southerly line of the lot and provides that "no building permit is to be issued or construction started on Lots 3 and 3-A until a use certain has been established and lot sizes approved by the Metropolitan Planning Commission and the Metropolitan Health Department"; and further subject to lease to Triangle Pacific Corporation.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 160,000.00

Subscribed and sworn to before me, this the 1st day of October 1980

Affiant

My commission expires: 2-16-81 (Affix Seal)

Notary Public

~~unimproved~~ ( ) This is improved (X) property, known as 1243 Faydur Court, Nashville, Tennessee (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 Samuel T. Fuller and wife, Helen B. Fuller, their ~~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,* except as aforesaid.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Samuel T. Fuller and wife, Helen B. Fuller, their ~~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 Samuel T. Fuller and wife, Helen B. Fuller, *hereinafter referred to as trustors, hereby transfer and convey unto* J. Ross Cheshire, Jr. *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 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 our hand s this 1st day of October, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John E. Patton

Rita G. Patton

Samuel T. Fuller

Helen B. Fuller

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Ross Cheshire, Jr., *a Notary Public in and for said County and State,* John E. Patton and wife, Rita G. Patton

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* 1st *day of* October, *19* 80.

J. Ross Cheshire, Jr., *Notary Public*

Commission expires 2-16-81

STATE OF TENNESSEE }
COUNTY OF ~~XXXXXXX~~ }
SHELBY

Personally appeared before me, Kelley M. Carty, *a Notary Public in and for said County and State,* Samuel T. Fuller and wife, Helen B. Fuller

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 Memphis, *Tennessee, this* 29 *day of* September, *19* 80.

Kelley M. Carty, *Notary Public*

Commission expires My Commission Expires May 14, 1984

INSTALLMENT DEED

FROM
John E. Patton et ux.

TO
Samuel T. Fuller et ux.

Prepared by
J. Ross Cheshire, Jr., Atty.
Box 15202 Nashville, Tn. 37215

G. I. 0 6 1 8

IDENTIF. REFERENCE

OCT 2 8 44 AM '80

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5659 PAGE 78

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
			160000.00- CO	
			145000.00- MO	
			416.00 CO TX	
			143.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	565.50-
5814A	10/02/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.O.6.1.8

T

IDENTIF. REFERENCE

OCT 2 8 44 AM '80

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

No. 783549