INSTALLMENT DEED

For and in Consideration of the sum of Thirty-two Thousand Five Hundred & 00/100----------($32,500.00) Dollars, of which Five Thousand & 00/100----------($5,000.00) Dollars, has been paid in cash by Emmaly Sue Couch, the grantee, the receipt of which is hereby acknowledged, and for the remainder Twenty-seven Thousand Five Hundred & 00/100----------($27,500.00) Dollars, the said Emmaly Sue Couch has executed a Promissory Note dated October 1, 1980 in the principle sum of Twenty-seven Thousand Five Hundred Dollars ($27,500.00) payable to Essie B. Claridge in monthly installments of Two Hundred Sixty-One Dollars & 89/100 ($261.89) each commencing on the 1st day of December, 1980 and thereafter a like sum on the 1st day of each month for 59 consecutive months with a final payment being due and owing on the 1st day of December, 1985 in the amount of Twenty-six Thousand Seven Hundred Twenty & 15/100----($26,720.15),

all of said notes bearing 11 per cent 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, Essie B. Claridge

has does
~~have~~ this day bargained and sold, and ~~do~~ hereby transfer and convey unto the said Emmaly Sue Couch, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 5, Block 7, on the plan of Yarbrough's re-Subdivision of Woodland, as of record in Book 57, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the westerly side of Grantland Avenue and runs back between parallel lines 165 feet to an alley. Being the same property conveyed to George W. Claridge, now deceased, and wife, Essie B. Claridge, as tenants by the entirety, by deed from C. R. Howard and wife, Nina Belle Wright Howard, of record in Book 4050, page 354, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements and restrictive covenants of record.

This is unimproved ( ) improved (X) property, known as 2109 Grantland Av., Nashville, TN 37204
(House Number) (Street) 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 Emmaly Sue Couch, 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 myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Emmaly Sue Couch, 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 me in hand paid, _____, the said Emmaly Sue Couch

~~do~~ does hereby transfer and convey unto William P. Gray, 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 Emmaly Sue Couch 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 $ 27,500.00 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 Emmaly Sue Couch 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; or if 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 Emmaly Sue Couch 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 William P. Gray, 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, we, the said Essie B. Claridge by Power of Attorney and Emmaly Sue Couch, have hereunto set our hands at Nashville, Tennessee, this the 3rd day of October 19 80

Essie B. Claridge
ESSIE B. CLARIDGE

Charles Alexander
BY CHARLES ALEXANDER, Power of ATTORNEY

Emmaly Sue Couch
EMMALY SUE COUCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of October, 1980, before me the undersigned, a Notary Public in and for said County and State, personally appeared Charles E. Alexander, to me known to be the person who executed the foregoing instrument in behalf of Essie B. Claridge, and acknowledged that he executed the same as the free act and deed of the said Essie B. Claridge.

Witness my hand and seal at Nashville, Tennessee, this the 3rd day of October, 1980.

My Commission Expires: 7/18/82 NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of October, 1980, before me the undersigned, a Notary Public in and for said County and State, personally appeared Emmaly Sue Couch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this the 3rd day of October, 1980.

My Commission Expires: 7/18/82 NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5660 PAGE 877

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. 2.65

IDENTIF. REFERENCE

OCT 6 3 15 PM '80

FELIX Z. HUDDLESTON, REGISTER
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM
ESSIE B. CLARIDGE

TO
EMMALY SUE COUCH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

10/80 CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmaly Sue Couch (NAME)	Same (NAME)	105-10
2109 Grantland Av. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 305
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	22W

CHECK 10756 122.50

6575

THIS INSTRUMENT WAS PREPARED BY

Charles Alexander
Attorney at Law
421 Charlotte Avenue
Nashville, Tennessee 37219
(615) 254-0554

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,500.00 Amount

Charles Alexander

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF October, 19 80.

Notary Public

MY COMMISSION EXPIRES: 4/15/83

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5660 PAGE 878

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
			32500.00- CO	
			27500.00- MO	
			84.50 CO TX	
			25.50 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 122.50-	
			6675A10/06/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. I. 1. 2 6 5

IDENTIF. REFERENCE

OCT 6 3 15 PM

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

No. 784388