FILE BOX 4

80-9-19

BOOK 5663 PAGE 447

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

WILLIAM E. MILLER and

MINNIE C. MILLER

TO

CHARLES R. WOLF

For draftsman's use

FOLEY & WEISS, ATTORNEYS
1208 FIDELITY FEDERAL BUILDING
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES R. WOLF (NAME)	"OWNER" (NAME)	Map 118-11
150 14th St. N. W. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 145
Atlanta, Georgia 30318 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

G.T. 2-1-32

IDENTIF. REFFRENCE

Oct 10 3 31 PM '80

FELIX [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$145,000.00 Charles Wolf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 1980

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED FORTY-FIVE THOUSAND and NO/100 ($145,000.00) DOLLARS

of which $41,691.32 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees (1) Has executed a Promissory Note of even date herewith payable in the original principal sum of $103,308.68 and payable in monthly installments of $1,344.96 each including principal and interest at the rate of 8% per annum beginning November 1,1980 balance due October 1,1989. (Reference is hereby made to said note for complete terms and conditions.)
(2) Takes subject to an Installment Deed and Note of record in Book 5205, Page 54, Register's Office for Davidson County, Tennessee("Senior Deed")Grantors shall continue to pay when due all payments on the indebtedness secured by the "Senior Deed";however, any payment in full of the total indebtedness by Grantee to the "Senior Deed" Note holder (s) shall be credited against the indebtedness secured hereby, this instrument being intended to serve as a "wrap around mortgage". (3) * Continued on reverse side

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,

WE, WILLIAM E. MILLER and MINNIE C. MILLER

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto CHARLES R. WOLF, A RESIDENT OF ATLANTA, GEORGIA

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:
LAND in Davidson County, Tennessee, being Lot No. 25 of Block "J" on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County,

SAID Lot No. 25 fronts 85.4 feet on the north side of Thompson Lane, and runs back 136.4 feet on the east line and 111.7 feet on the west line to a dead line in the rear on which it measures 86 feet.

BEING part of the same property conveyed to William E. Miller and Minnie C. Miller by deed from David F. Bible and Jim Jackson and Oak Liquors, Inc. of record in Book 5447, Page 347, Register's Office for Davidson County, Tennessee.
Included in this conveyance is an easement 10 feet in width for ingress, egress and regress from the rear of subject property to Heather Place across the easterly margin of Lot 4 of Block "J" on the Plan of Berry Hill Gardens of record in Book 1130, page 36, in said Register's Office. Said easement shall terminate upon any conveyance by the grantee herein and shall not run with the land, but said easement shall survive any conveyance by the Grantors of the Burdened Parcel so long as the Grantee herein holds title to the Benefited Parcel.

The property herein conveyed is not the Grantors principal place of resident.

unimproved ( )
This is improved XX property, known as 720 THOMPSON LANE 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 J. J. Foley, Jr. 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 $103,308.68 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 8th day of October 1980.

William E. Miller
WILLIAM E. MILLER

Minnie C. Miller
MINNIE C. MILLER

Charles R Wolf
CHARLES R. WOLF

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Miller and Minnie C. Miller and Charles R. Wolf 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 8th day of October, 1980.

JONATHAN J. FOLEY, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission expires 4/22/84

3. Should any default occur with respect to Grantors' obligations under the Installment Deed and Note recorded in Book 5205, page 54, Register's Office for Davidson County, Tennessee, then the Grantors and/or their assigns shall notify Grantee promptly of same and Grantee at his option may cure such default, in which case Grantors shall promptly reimburse Grantee for all costs and expenses of curing same.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5663 PAGE 449

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
			145000.00- CO	
			103305.68- MO	
			377.00 CO TX	
			101.30 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 494.80-	
7734A	10/10/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.2 1.3 2

IDENTIF. REFERENCE

OCT 10 3 31 PM '80

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY

No. 785411