4146 11/14 51.70- CHECK

Installment Deed

BOOK 5678 PAGE 186

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFFREY D. WILSON		Map 154
(NAME): 2804 Blakemore Ave	(NAME): SAME	Par 65
(STREET ADDRESS OR ROUTE NUMBER): Nash. Tn. 37212	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIFTEEN THOUSAND FIVE HUNDRED AND NO/100----------($15,500.00)---------- Dollars, of which EIGHT THOUSAND SIX HUNDRED AND NO/100----------($8,600.00)---------- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder SIX THOUSAND NINE HUNDRED AND NO/100----------($6,900.00)---------- Dollars,

Jeffrey D. Wilson, unmarried has executed

one note of even date herewith in the principal sum of $6,900.00, payable to the order of Bobby Lynch and wife, Geneva Lynch in two (2) annual installments of $3,450.00 each plus interest at the rate of 9% per annum, the first installment plus interest falling due January 1, 1982, and the second installment plus interest falling due January 1, 1983, said note may be paid at any given date without penalty,

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, we, Bobby Lynch and wife, Geneva Lynch

have this day bargained and sold, and do hereby transfer and convey unto the said Jeffrey D. Wilson, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Stanford and Associates, dated October 12, 1974, as follows:

BEGINNING on the westerly margin of Griffith Road at the northeast corner of the Mary S. Richardson and Donald L. Meir property; thence with said Griffith Road North 39° 44' 40" West 300.00 feet to an iron pin; thence South 46° 32' West 754.50 feet to an iron pin; thence South 50° 24' East 301.66 feet to the northwest corner of the Mary S. Richardson and Donald L. Meir property; thence with their northerly line North 46° 32' East 700.16 feet to the point of beginning.

Being the same property conveyed to Bobby Lynch and wife, Geneva Lynch, by deed from Robert W. Stevens and wife of record in Book 5231, page 650, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 13th day of November 19 80

Jeffrey D. Wilson 11/13/80
Affiant

My commission expires My Commission Expires Jan. 15, 1983 (Affix Seal)

Raymond H. Darrow
Notary Public

This is unimproved ( ) property, known as Griffith Road (House Number) (Street) Nashville, Tennessee 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 Jeffrey D. Wilson

(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 unincumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Jeffrey D. Wilson, his

XXXXX heirs and assigns, against the lawful claims of all persons.

And we, for the true and faithful performance of said Lien with its terms, rendering unnecessary court proceedings for the enforcement of said lien in the event of default of said indebtedness or any part thereof, as they mature, as hereinafter provided, and for the consideration aforesaid, the said Jeffrey D. Wilson, unmarried

Raymond H. Darrow

$7,000.00

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 13th day of Nov., 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey D. Wilson 11/13/80

Geneva Lynch

Bobby Lynch

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H. Darrow, *a Notary Public in and for said County and State,* Bobby Lynch and wife, Geneva Lynch, and Jeffrey D. Wilson, unmarried

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* 13th *day of* Nov., *1980.*

NOTARY PUBLIC DAVIDSON

Raymond H. Darrow *Notary Public*

Commission expires My Commission Expires Jan. 15, 1983

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 .....

RUSH

INSTALLMENT DEED

FROM

BOBBY LYNCH ET UX

TO

JEFFREY D. WILSON, Unmarried

61746 7.

CROSS REFERENCE

Nov 14 10 09 AM '80

THIS INSTRUMENT PREPARED BY
RAYMOND H. DARROW, ATTORNEY AT LAW
28th FLOOR THIRD NATIONAL BANK
NASHVILLE, TENN. 37219

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5678 PAGE 188

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
			15500.00- CO	
			6900.00- MO	
			40.30 CO TX	
			4.90 MO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK 51.70-	
44.6A	11/14/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 7 4 6 7

IDENTIF. REFERENCE

Nov 14 10 09 AM '80

ROBERT E. RICHTER REGISTER
DAVIDSON COUNTY, TENN.

No. 791900