BOOK 5679 PAGE 680

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

CLYDE SPENCER, JR.

TO

JAMES F. MAXWELL and wife,
GLENNA M. MAXWELL

For draftsman's use
File

THIS INSTRUMENT PREPARED BY
FOLEY & WEISS, ATTYS.
SUITE 2[illegible] FIDELITY FEDERAL BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES F. MAXWELL (NAME)	"OWNER" (NAME)	92-5-298
RT2 Box 171 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11W-62380
Cottontown, Tennessee 37048 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

Nov 18 2 43 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$82,314.69 James F. Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 1980.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

G18014

FOR AND IN CONSIDERATION OF the sum of EIGHTY TWO THOUSAND THREE HUNDRED FOURTEEN and 69/100 ($82,314.69) **DOLLARS**

of which $ 12,000.00 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) executed their joint promissory note of even date herewith payable to the order of the Grantor herein in the sum of $7,000.00 payable in 144 installments of $91.94 each, including interest at the rate of 12% per annum, beginning December 14, 1980 and a like sum monthly thereafter, until the entire amount, both principal and interest has been paid in full; and (2) has assumed and agreed to pay the unpaid principal balance owing in the amount of $63,314.69 owing upon a certain promissory note in the original sum of $64,000.00 and secured by a deed of trust to Robert M. Garfinkle, Trustee, of record in Book 5531, page 631 and corrected in Book 5615, page 106, Register's Office for Davidson County, Tennessee.

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,

I, CLYDE SPENCER, JR.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto JAMES F. MAXWELL and wife, GLENNA M. MAXWELL,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 78, 79 and 80 and the easterly 33 feet of Lot No. 81 on the Plan of C. E. Jackson's Subdivision of the Marable Lot, of record in Book 161, page 86, Register's Office for said County.

SAID Lot Nos. 78, 79 and 80 and the easterly 33 feet of Lot No. 81 adjoin and front together 150 feet on the southerly side of Clifton Avenue (formerly Clifton Pike) and extend back between parallel lines measuring 115 feet to an alley.

BEING the same property conveyed to Clyde Spencer Jr. by deed from Lawrence D. Wilson, Trustee of record in Book 5640, page 922, Register's Office for Davidson County, Tennessee.

Joy Spencer, wife of the above named Clyde Spencer Jr. joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 3321 and 3323 Clifton Avenue, 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 Peter Weiss 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 $ INS. VALUE 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 grantors 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 this trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 14th day of November 1980.

Clyde Spencer Jr. — CLYDE SPENCER, JR.
Joy Spencer — JOY SPENCER
James F. Maxwell — JAMES F. MAXWELL
Glenna M. Maxwell — GLENNA M. MAXWELL

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 Clyde Spencer, Jr. and wife, Joy Spencer, and James F. Maxwell and wife, Glenna M. Maxwell, 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 14th day of November, 1980.

Notary Public.

Commission expires 4/22/84

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 .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5679 PAGE 682

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
			82314.69-	CO
			70[illegible].00-	MO
			2136.98	CO TX
	VD		2136.98-	CO TX
			213.98	CO TX
			.50	PRFE
			5.00	MO TX
			6.00	WDE D

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 275.43-

5191A11/18/80 BAL .01

6180 14

IDENTIF. REFERENCE

Nov 18 2 43 PM '80

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

No. 792625