THIS INSTRUMENT PREPARED BY JOHN W. TITUS
ATTORNEY, 814 [illegible] - FIRST [illegible] BANK,
NASHVILLE, TENNESSEE 37219

Installment Deed

File Box 37

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn S. Standley	Same as Owner	142-2
(NAME:)	(NAME:)	
7468 Harness Drive		231
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of Sixty Thousand, Seven Hundred, Eighteen and 03/100 ($60,718.03) *Dollars, of which* Twenty-Eight Thousand, One Hundred and no/100 ($28,100.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Thirty-Two Thousand, Six Hundred Eighteen and 03/100 ($32,618.03) *Dollars,*

Marilyn S. Standley, a single person, has executed

(1) an assumption of all obligations and indebtedness owing from Larry S. Weinzimer and wife, Janet Weinzimer, to Commerce Union Bank, designated account #032282, which debt is secured by a Deed of Trust, dated December 11, 1972, recorded at Book 4665, Page 403, Register's Office for Davidson County, Tennessee; and

(2) an Installment Promissory Note of even date herewith, payable to the order of Larry S.Weinzimer and/or Janet Weinzimer. in the original principal sum of Ten Thousand and no/100 ($10,000.00) Dollars,

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, Larry S. Weinzimer and wife, Janet Weinzimer,

have this day bargained and sold, and do hereby transfer and convey unto the said Marilyn S. Standley, a single person, her

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

See Attached Exhibit "A"

IDENTIF. REFERENCE

DEC 9 4 19 PM '80

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

G 20966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,718.03

Subscribed and sworn to before me, this the 8th day of December 1980

Affiant

My commission expires: 7-18-82 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 7468 Harness Drive, 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 Marilyn S. Standley, a single person, her *(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.* We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Marilyn S. Standley, a single person, her *(successors), heirs and assigns, against the lawful claims of all persons.*

except as above indicated.

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 Marilyn S. Standley, a single person, *hereinafter referred to as trustors, hereby transfer and convey unto* John W. Titus, *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 $ 60,718.03 *, 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* 8th *day of* December, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry S. Weinzimer

Marilyn S. Standley

Janet Weinzimer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Micf G. Kaplan, *a Notary Public in and for said County and State,* Larry S. Weinzimer and Wife, Janet Weinzimer

*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, Davidson County, Tennessee, *this* 8th *day of* December, 1980.

MICF G. KAPLAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Micf G. Kaplan *Notary Public*

Commission expires O.T. 15 1983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

JAN MINSHALL NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, Marilyn S. Standley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 8th day of December, 1980.

Jan Minshall *Notary Public*

Commission expires 7-18-82

INSTALLMENT DEED

FROM

LARRY S. WEINZIMER,

and Wife, JANET WEINZIMER

TO

MARILYN S. STANDLEY, a

single person

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE - TENNESSEE

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 258 on the Plan of Cross Timbers, Section V, of record in Plat Book 4175, page 115, as amended by instrument of record in Book 4618, page 470, Register's Office for said County.

Said Lot No. 258 fronts 79.5 feet on the northerly side of Harness Drive and extends back 177.3 feet on the easterly line and 177.5 feet on the westerly line to a dead line in the rear, measuring 82.49 feet thereon.

Being the same property conveyed to Larry Weinzimer and wife, Janet Weinzimer, by deed from Anthony B. Chen and wife, Sharon A. Chen, of record in Book 5310, page 633, said Register's Office.

All of which property is subject to the following:

Deed of Trust executed by Thomas F.X. Carroll and wife, Ilse N. Carroll, to William Dearborne, Trustee, of record in Book 4665, page 403, said Register's Office, dated December 11, 1972.

Restrictive Covenants contained in instrument of record in Book 4408, page 761, said Register's Office.

The Plan of Cross Timbers, Section V of record in Book 4175, page 115, said Register's Office.

A 25-foot utility anchor easement located on the southwest corner of said lot.

A dedication of a drainage easement in Amendment to Plan of Cross Timbers, 5 feet wide along the easterly boundary line of record in Book 4618, page 470, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			60716.03-	CO
			10000.00-	MO
			157.82	CO TX
			6.00	MO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	175.32-
			90[illegible]4A12/09/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

620966

IDENTIF. REFERENCE T

DEC 9 4 19 PM '80

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

No. 796311