INSTALLMENT DEED

For and in Consideration of the sum of ONE HUNDRED THIRTY-FIVE THOUSAND---------- Dollars,

of which THIRTEEN THOUSAND FIVE HUNDRED---------- Dollars,

has been paid in cash by Robert Lynn Canady and wife, Marjorie G. Canady

the receipt of which is hereby acknowledged, and for the remainder ONE HUNDRED TWENTY-ONE THOUSAND FIVE HUNDRED---------- Dollars,

the said Robert Lynn Canady and wife, Marjorie G. Canady have executed their one promissory note of even date herewith, bearing interest at the rate of 7 3/4% per annum, in the original principal sum of $121,500.00, payable to the order of S. K. Grayson and Frances E. Grayson, payable in monthly installments of $840.78 each, commencing August 1, 1980 and continuing in a like sum for 420 consecutive monthly payments or until fully paid, both principal and interest. Payments when made will be applied first to interest due, balance to principal.

In addition thereto grantees shall pay a monthly sum equal to 1/12th of the annual hazard insurance premium and 1/12th of the annual realty taxes, to be held in escrow by note holder for payments when due.

A late charge in the sum of 5% of any monthly installments due shall be charged and paid on any monthly payments not paid to and received by note holder on or before the 10th day of the month in which due.

all of said notes bearing ~~six~~ 7 3/4% 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, S. K Grayson and wife, Frances E. Grayson

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Lynn Canady and wife, Marjorie G. Canady, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Two parcels of real estate as described below:

PARCEL I - Land in Davidson County, Tenn., being Lot 15 on B. F. Brown's Plan of the Rains Spring Property, as of record in Book 57, page 115, Register's Office for said County.

Said Lot 15 fronts 50 feet on the East side of Rains Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to S.K.Grayson et ux Frances E. Grayson, by deed from Charles L. Reeves and wife, Peggy L. Reeves, of record in Book 5274, page 423, Register's Office for Davidson County, Tennessee.

PARCEL II - Land in Davidson County, Tennessee, being Lot No. 18 in C. S.Chadwell's Second Roycroft Suddivision, as of record in Book 421, page 176, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the southerly side of Roycroft Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to S. K. Grayson et ux Frances E Grayson, by deed from Charles L Reeves and wife, Peggy L. Reeves, of record in Book 5274, page 421, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to deed of trust of record in Book 5274, page 421, and Book 5274, page 423, Register's Office for Davidson County, Tennessee, not assumed by grantees, which grantors agree to pay in accordance with the terms therein stated and the Vendors Lien herein created is subordinated thereto and the above described liens are encompassed therein and should grantors for any reason fail to pay said lien as agreed, grantees or assigns may proceed to pay same and deduct such payments from amounts due on the Vendors Lien.

118	Rains Avenue		Nashville, Tn.37203
759	Roycroft Place		Nashville, Tn.37203

unimproved ( )
This is improved (X) property, known as (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 Robert Lynn Canady and wife, Marjorie G. Canady, 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said Robert Lynn Canady and Marjorie G. Canady, 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 Robert Lynn Canady and Marjorie G. Canady

do hereby transfer and convey unto Allison H. Grayson, 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 Robert Lynn Canady and Marjorie G. Canady

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. Int. 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.

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 Robert Lynn Canady and Marjorie G. Canady 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 trust 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 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 Robert Lynn Canady and Marjorie G. Canady 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 Allison H. Grayson, 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 S. K. Grayson and Frances E Grayson and Robert Lynn Canady and Marjorie G. Canady hereunto set our hands at Nashville, Tennessee, this the 1st day of July 1980

S. K. Grayson

S. K. Grayson

Frances E. Grayson

Frances E. Grayson

Robert Lynn Canady

Robert Lynn Canady

Marjorie G. Canady

Marjorie G. Canady

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named S. K. Grayson and Frances E. Grayson Robert Lynn Canady and Marjorie G. Canady

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 1st day of July, 1980

M L Randolph, Notary Public.

NOTARY PUBLIC DAVIDSON

Commission Expires 4/22/84

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this _____ day of _____, 19__

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5696 PAGE 472

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 2 3 9 3 9

T
IDENTIF. REFERENCE

Dec 31 3 49 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RELEASED

INSTALLMENT DEED

FROM
S. K. Grayson et ux

TO
Robert Lynn Canady et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This Instrument Prepared By:
James A. Carney, Attorney
529 Stahlman Building
Nashville, Tenn. 37201

TOOLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lynn Canady et ux (NAME)	Same (NAME)	I - 105-7 363
106 Bedford Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	II -105-10 237
Charlottesville, Va. 22901 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

CHECK 12/31 483.00 2983

THIS INSTRUMENT WAS PREPARED BY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 135,000.00 S. K. Grayson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 1980

M L Rowlett
Notary Public

MY COMMISSION EXPIRES: 4/22/80

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5696 PAGE 473

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
			135000.00-	CO
			121500.00-	MO
			351.00	CO TX
			119.50	MO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	483.00-
			2983A 12/31/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 9 3 9

IDENTIF. REFERENCE

DEC 31 3 49 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 800159