ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Elizabeth Ann Richards (NAME)	Same as New Owner (NAME)	104-15 220
2115 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24W-9230 ER
Nashville, Tennessee 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED BOOK 5702 PAGE 337

FOR AND IN CONSIDERATION OF the sum of ---------- $50,000.00 ----------

Fifty Thousand and No/100---------- DOLLARS

of which $ 7,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed her one promissory note of even date herewith in the principal sum of $42,500.00, payable to the order of Barbara Haggard Chilton, payable $479.18 on the 21st day of February, 1981 and a like amount on the 21st day of each and every succeeding month. All payments shall first be applied to the payment of interest at the rate of 13% per annum computed on the unpaid principal balances remaining from time to time; the balance of each payment shall be credited to the principal debt. Said note further provides the privilege of paying any number of principal payments or payment in full on any paying date, all without penalty

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, Barbara Haggard Chilton (the only heir-at-law of Ruth H. Haggard, deceased) joined by her husband, Robert H. Chilton Jr.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Elizabeth Ann Richards

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

Lot No. 19 on the Plan of H. P. Jacob's Subdivision of the W. M. Manley Tract called "Hillsboro Place", as of record in Book 547, page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 60 feet on the south margin of Ashwood Avenue (formerly West Ashwood Avenue) and extends back between parallel lines, 125 feet to a line. Being the same property conveyed to Paul P. Haggard and wife, Ruth H. Haggard by deed from Malcolm Clark and wife, Lillie Clark, of record in Book 3128, page 310, Register's Office for Davidson County, Tennessee, the said Paul P. Haggard and wife, Ruth H. Haggard both having since died; and the said Paul P. Haggard predeceased Ruth H. Haggard.

Included in this transfer is the following personalty: All carpeting and curtains, two refrigerators, one gas range, fireplace accessories and two window air conditioners. Possession is hereby granted on February 1, 1981.

This is improved (X), unimproved ( ) property known as 2115 Ashwood Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37212 (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 Larry Morrow 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 $ insurable 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 thereby, 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 tenor, 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, all other notes shall become due and payable at once, without notice, and the said Trustee, or his successor in trust, is authorized and empowered, after [illegible] days' notice by [illegible] in any newspaper, daily or weekly, published in [illegible] to sell said property at the [illegible] 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 may execute and deliver a deed to the purchaser. The creditor may bid at any sale had hereunder. The Trustee may at any time after default in the payment of any one of said notes, enter and take possession of said property, or any part thereof, and shall be entitled to collect the rents, issues and profits thereof, and after deducting reasonable expenses of collection, including reasonable attorney's fees actually incurred, apply the net proceeds as a credit upon any indebtedness secured hereby, in such manner as the creditor may elect, and may demand, sue for and recover any such rents, issues and profits, either before or after sale. Should the Trustee fail or refuse to act, the Clerk and Master of the Chancery Court of Davidson County, Tennessee, shall be substituted Trustee hereunder, with all the rights, powers and duties conferred upon the Trustee herein. The Trustee shall be entitled to retain a commission of five per cent on the gross proceeds of sale for services rendered hereunder, and the proceeds will be applied by the Trustee

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 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 21st day of January 19 81.

Barbara Haggard Chilton — Barbara Haggard Chilton

Elizabeth Ann Richards — Elizabeth Ann Richards

Robert H. Chilton Jr. — Robert H. Chilton Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00

Elizabeth Ann Richards
Affiant

Subscribed and sworn to before me, this the 21st day of January 19 81.

My commission expires January 18, 1982 (Affix Seal)

L. D. Richards
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named, Barbara Haggard Chilton, Robert H. Chilton Jr. & Elizabeth Ann Richards the bargainor, 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 21st day of January 19 81

Commission Expires January 18, 1982 L. D. Richards Notary Public.

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_____.

Commission Expires _____ Notary Public

This instrument was prepared by:

L. D. Richards, Attorney — 1921 Moran Drive — Nashville, Tennessee 37216

Name — Address

INSTALLMENT DEED

FROM BARBARA HAGGARD CHILTON

TO ELIZABETH ANN RICHARDS

G 26213

IDENTIFICATION

JAN 21 11 13 AM '81

RECEIVED

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
314 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO. 1005-HESSEY 8-75

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
			50[illegible].00- CO	
			4250.00- MO	
			130.00 CO TX	
			40.50 MO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	177.00-
			5903A01/21/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 2 1 3

IDENTIF. REFERENCE

JAN 21 11 13 AM '81

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

No. 802954