BOOK 5702 PAGE 391

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

DOUGLAS L. SEXTON ET UX

TO

ROY W. NAPPER ET AL

For draftsman's use

Mail prepared by

WILLIAM G. TRABER, ATTORNEY
107 DONELSON PIKE
NASHVILLE, TENNESSEE 37214T

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROY W. NAPPER ET AL (NAME)	Same (NAME)	81-10
3068 Jenry Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 136, 137
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	138 & 139 Jr

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JAN 21 1 08 PM '81

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

G 2623 U

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 135,000.00 K K Napper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 1981.

Notary Public

MY COMMISSION EXPIRES: 10-21-82

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS

of which $ 8,100.00 has been paid in cash/AND NOTE by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees HAVE EXECUTED ONE NOTE IN THE AMOUNT OF ONE HUNDRED TWENTY SIX THOUSAND AND NO/100 DOLLARS ($126,900.00) PAYABLE TO DOUGLAS L. SEXTON AND WIFE, VIRGINIA A. SEXTON IN 15 YEARS AT AN INTEREST RATE OF 10% PER ANNUM AS STATED THEREIN. GRANTOR AGREES TO PROMPTLY PAY EXISTING MORTGAGE OF RECORD IN BOOK 5231, PAGE 713 AND BOOK 5391, PAGE 282, BOTH OF WHICH ARE INCLUDED IN THE $126,900.00 AND ARE NOT IN ADDITION THERETO. THIS IS A WRAP AROUND MORTGAGE BINDING BOTH THE GRANTEES AND GRANTORS THERETO.

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,

DOUGLAS L. SEXTON AND WIFE, VIRGINIA A. SEXTON

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto ROY W. NAPPER AND WIFE, JANE M. NAPPER & THOMAS P. MC HUGH AND WIFE, BETTIE J. MC HUGH

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

SEE ATTACHED EXHIBIT "A".

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 W.G. TRABER 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 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 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 16TH day of JANUARY 19 81

Roy W. Napper — Thomas P. McHugh
Jane M. Napper — Bettie J. McHugh
Douglas L. Sipton — Virginia A. Sipton

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 ROY W. NAPPER AND WIFE, JANE M. NAPPER & THOMAS P. MC HUGH AND WIFE, BETTIE J. MC HUGH the 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 Tennessee, this 19th day of JANUARY, 19 81.

Notary Public.

Commission expires 10-21-84

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.

My commission expires

EXHIBIT "A" SEXTON ET UX TO NAPPER ET AL

TRACT NO. 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 67 AND 68 ON THE MAP OF COBB SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY TRACT, OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 67 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MARTHA STREET (NOW DELK AVENUE) AND RUNS BACK 249.6 FEET ON THE WESTERLY AND 240 FEET ON THE EASTERLY LINE TO A ALLEY MEASURING 50.5 FEET THEREON.

SAID LOT NO. 68 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MARTHA STREET (NOW DELK AVENUE) AND RUNS BACK BETWEEN LINES 240 FEET ON THE WESTERLY LINE AND 244.4 FEET ON THE EASTERLY LINE TO AN ALLEY, MEASURING 50 FEET THEREON.

TRACT NO. 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 65 ON THE MAP OF COBB'S SUBDIVISION, OF LOT NO. 6 OF THE SUBDIVISION OF THE HARDING BOSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 65 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DELK AVENUE (FORMERLY MARTHA STREET) AND RUNS BACK BETWEEN LINES 259.2 FEET ON THE EAST LINE AND 268.8 FEET ON THE WEST LINE TO THE NORTH LINE OF AN UN-NAMED STREET SHOWN ON SAID PLAN ON WHICH IT MEASURES 50.5 FEET.

TRACT NO. 3: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 66 ON THE MAP OF COBB'S SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY TRACT, OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 66 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DELK AVENUE, FORMERLY MARTHA STREET, AND EXTENDS BACK 249.6 FEET ON THE EASTERLY LINE AND 259.2 FEET ON THE WESTERLY LINE TO AN ALLEY, MEASURING 50.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS L. SEXTON AND WIFE, VIRGINIA A. SEXTON BY DEED FROM LUTHER M. WOOD AND WIFE, SANDRA E. WOOD, AS OF RECORD IN BOOK 5391, PAGE 282, SAID REGISTER'S OFFICE.

IN ADDITION TO THE PAYMENTS ON PRINCIPAL AND INTEREST AND SIMULTANEOUSLY WITH SAID PAYMENTS, GRANTORS, DOUGLAS L. SEXTON AND WIFE, VIRGINIA A. SEXTON, AGREE TO PAY 1/12 OF THE ANNUAL AMOUNT OF TAXES.

GRANTORS AGREE TO HOLD GRANTEES HARMLESS FROM METROPOLITAN GOVERNMENT CODE REQUIREMENTS AND TO PAY ANY LEGAL COSTS OR FEES RELATED IN ANY WAY THERETO.

IN ADDITION TO THE PAYMENTS ON PRINCIPAL AND INTEREST AND SIMULTANEOUSLY WITH SAID PAYMENTS, GRANTEES, ROY W. NAPPER AND WIFE, JANE M. NAPPER & THOMAS P. MC HUGH AND WIFE, BETTIE J. MC HUGH, AGREE TO PAY 1/12 OF THE ANNUAL AMOUNT OF TAXES.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5231, PAGE 713, SAID REGISTER'S OFFICE.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5702 PAGE 394

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

135[illegible].00-	CO
12650.00-	MO
351.00	CO TX
124.90	MO TX
.50	PRFEE
9.00	WDE[illegible]
CHECK	435.40-
59C4201/21/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 2 3 0

IDENTIF. REFERENCE

JAN 21 1 08 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 802973