BOOK 5713 PAGE 955

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
Charles F. Stiebling and wife,
Helen J. Stiebling

TO
Robert L. Billington and wife,
Amanda O. Billington

For draftsman's use

This instrument prepared by
Mr. John Rochford, Attorney
2200 Abbott Martin Road
Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT L. BILLINGTON (NAME)	First Federal Savings and Loan Assn. (NAME)	131-8-54
4500 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Streets (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 25 8 20 AM '81

RECD. & REGISTERED IN REGISTER DAVIDSON COUNTY, TENN.

G 30578

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 94,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 1981.

Notary Public

MY COMMISSION EXPIRES: June 5, 1983

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of NINETY FOUR THOUSAND AND NO/100---------- ($94,000.00)---------- DOLLARS

of which $ 21,076.35 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have assumed and agreed to pay $24,923.65, said amount being the remaining unpaid balance of a certain note which is secured by a deed of trust executed by John H. Marks and wife, Petro H. Marks, to Louis R. Linx, Trustee, of record in Book 4318, page 351, Register's Office for Davidson County, Tennessee; and in further consideration the grantees have executed their one note of even date herewith in the original principal amount of $48,000.00, payable to the order of Charles F. Stiebling and wife, Helen J. Stiebling in 360 monthly installments of $421.24 each, the first of which is due and payable on the 23rd day of March, 1981, and thereafter a like amount on the 23rd day of each succeeding month, with the final and last installment becoming due on the 23rd day of February, 2011. The (SEE ATTACHED MARKED EXHIBIT "A")

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.

Charles F. Stiebling and wife, Helen J. Stiebling

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

Robert L. Billington and wife, Amanda O. Billington

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

Being in the 7th, formerly 11th, Civil District of said County, being a part of the property called Zenaida Place, described according to a survey made by John M. Sullivan, County Surveyor, December 3, 1949, as follows:

Beginning in the center of Glendale Park Road, at a point 152 feet west of the northwest corner of a tract of 3.92 acres conveyed to Mrs. Frances L. Woodward, by deed from W. G. Hirsig and wife, as of record in Book 675, page 363; thence with the center of said road, south 77° 13' West 235.6 feet to the centerline of Granny White Pike; thence with the center of said Pike, south 1° 03' east 155 feet and south 11° 06' West 93.3 feet to the northwest corner of the property conveyed to Max K. Moulder and wife, by deed from Joseph Roemer and wife, as of record in Book 1646, page 466; thence with Moulder's northerly line, South 87° 43' east 231.6 feet; thence north 2° 30' east 307.4 feet to the beginning, containing 1.50 acres, more or less.

Being the same property conveyed to Charles F. Stiebling and wife, Helen J. Stiebling by deed from Paul T. Gardner and wife, Helen V. Gardner, of record in Book 4571, page 983, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easement for sanitary sewers and/or storm drainage, as of record in Book 3672, page 466, Registers Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4500 (House Number) Granny White Pike (Street) Nashville P. O. Address (City or Town) Tennessee (Postal Zone)

02/25 299.90 CHECK

1445

EXHIBIT "A"

installments include interest at the rate of 10% per annum; said payments to be applied first to the payment of interest and balance to principal until the entire amount, both principal and interest, shall have been paid in full, all in accordance with the terms and conditions as set out in said note.

In order to more fully protect the security of this instrument, the grantees, their successors and assigns, does hereby covenant and agree to the following:

1. That they will furnish to the holder or holders annually, evidence of the payment of all taxes and special assessments and premiums on policies of fire and hazard insurance.

2. That the holder or holders of the note secured by this instrument charge a penalty of 5% for any installment made 15 days after the due date for the month payment was due.

3. That in the event that the grantees and/or their successors and assigns should allow the first mortgage (which is assumed herein) to become delinquent, then the grantors herein at their option, shall have the right to declare the note secured by this instrument in default and demand payment of the balance of the entire indebtedness, both principal and accrued interest; demand, notice and protest expressly waived.

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 Roanld L. Evans 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 23rd day of February 19 81

Robert L. Billington

Charles F. Stiebling

Amanda O. Billington

Helen J. Stiebling

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 Charles F. Stiebling and wife, Helen J. Stiebling and Robert L. Billington and wife, Amanda O. Billington 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, Tennessee, this 23rd day of February 19 81

Blythe A. Gilliss, Notary Public.

Commission expires Jan 15, 1983

BLYTHE A. GILLISS NOTARY PUBLIC DAVIDSON COUNTY

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 _____

FOR _____

BOOK 5713 PAGE 958

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
			94000.00- CO	
			48000.00- MO	
			244.40 CO TX	
			46.00 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 299.90-	
			1445A02/25/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30578

IDENTIF. REFERENCE

FEB 25 8 20 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 808274