ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Thomas R. Kemp and wife, (NAME)	Thomas R. Kemp and wife, (NAME)	
301 Duke Street (STREET ADDRESS OR ROUTE NUMBER)	301 Duke Street (STREET ADDRESS)	71-7-242
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37207 (CITY) (ZONE) (STATE)	eb

INSTALLMENT DEED

BOOK 5715 PAGE 340

FOR AND IN CONSIDERATION OF the sum of $12,000.00 (Twelve Thousand and NO/100)- - - -

DOLLARS

of which $ 4,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint Promissory Note of even date herewith in the original principal sum of $7,500.00 (Seven Thousand Five Hundred Dollars), and payable in monthly installments of $163.07 (One Hundred Sixty-three and 07/100 dollars), including principal and interest at the rate of 11% per annum beginning April 1, 1981, and thereafter a like sum of $163.07 shall be paid on the 1st day of each succeeding month, until the entire sum of said note, together with interest on the unpaid balance thereof, at the rate of 11% per annum, shall have been paid in full. All of said monthly installments of $163.07 shall apply first to said 11% interest and second to the principal thereof.

Privilege is granted to pay all or a portion of this note at any time 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.

WILLIAM E. THOMAS, JR. AND WIFE, IDA W. THOMAS

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

THOMAS R. KEMP AND WIFE, SAINT CLARA KEMP

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

Being Lot #2 on the Plan of the Resubdivision of Lot #84 J. B. Haynies Oriental Subdivision, of record in Book 4606, page 677, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Sultana Avenue, said point being the common front corner of Lots #1 and #2; thence with the line between said two lots, easterly 99.98 feet to a point, said point being the common rear corner of Lots #1 and #2; thence South 5° 08' 48" West 73.32 feet to a point in the northerly margin of Duke Street; thence with the margin of Duke Street, North 86° 57' 50" West 74.15 feet to a point in the beginning of a curve to the right, having a radius of 25 feet, a distance of 39.75 feet to a point in the easterly margin of Sultana Avenue; thence with the margin of said Sultana Avenue, North 5° 08' 48" East 51.51 feet to the point of beginning.

Being part of the property conveyed to William E. Thomas, Jr., by deed from R. E. Worrall, Clerk and Master, of record in Book 4606, page 677, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 301 (House Number) Duke Street (Street) Nashville, Tennessee 37207 (P.O. Address) (City or Town) (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 _____ 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 $ 15,000.00 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 outcery, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expresly 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 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 26th day of February 1981

William E. Thomas, Jr. — Thomas R Kemp

Ida W. Thomas — Saint Clara Kemp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 12,000.00

Thomas R Kemp
Affiant

Subscribed and sworn to before me, this the 26 day of February 1981

My commission expires July 17, 1983 (Affix Seal)

Lloyd W. Pate
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named bargainor William E. Thomas, Jr. & Ida W. Thomas and Thomas R. Kemp & Saint Clara Kemp 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 26 day of February 1981

Commission Expires July 17, 1983

Lloyd W. Pate
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:

John R. Reynolds, Attorney, 216 Third Avenue, North Nashville, Tennessee 37201

Name — Address

INSTALLMENT DEED

FROM
WILLIAM E. THOMAS, JR.

IDA W. THOMAS
TO
THOMAS R. KEMP AND WIFE
SAINT CLARA KEMP

G 31072

RUSH

IDENTIF. REFERENCE

FEB 27 12 18 PM '81

FELIX Z. HUSKEY II REGISTER
DAVIDSON COUNTY, TENN.

43.20

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1005 HESSEY 8-1-75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5715 PAGE 342

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
			12000.00- CO	
			7500.00- MO	
			31.20 CO TX	
			5.50 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 43.20-	

2113A02/27/81 B01 .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G31072

IDENTIF. REFERENCE T

FEB 27 12 18 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808921