Prepared by: KING, BALLOW & LITTLE
24th Floor
First American Center
Nashville, TN 37238

Installment Deed

Attn: Connie Page mac

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. Henry Sherrell (NAME)	Same (NAME)	Map 92-8
513 17th Avenue, N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 142
Nashville, TN 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	03W-08915

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FOR AND IN CONSIDERATION of the sum of Thirty Thousand and No/100---------- ($30,000.00)---------- *Dollars,*
of which Seven Thousand and No/100---------- ($7,000.00)---------- *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder Twenty-Three Thousand and No/100---- ($23,000.00)---------- *Dollars,*

J. Henry Sherrell has executed

one note of even date in the principal amount of $23,000.00, with interest on the unpaid balance from date at the rate of 12% per annum, payable in monthly installments as follows: On the 15th day of May, 1981, the sum of $455.43, and thereafter a like sum of $455.43 on the 15th day of each and every month until said indebtedness is paid in full. Said monthly installments of $455.43 each include the payment of principal and interest at the rate of 12% per annum on the unpaid balance.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed.

Dr. Irene S. P. Francis

have this day bargained and sold, and do hereby transfer and convey unto the said

J. Henry Sherrell

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being the easterly 49 feet of the northerly 40 feet of the southerly 121 feet of Lot No. 49 and the northerly 40 feet of the southerly 121 feet of Lot No. 50 on the John R. Hudson Plan of Lots, as of record in Book 21, page 136, Register's Office for said County.

Said part of Lots Nos. 49 and 50 fronts 40 feet on the westerly side of 17th Avenue North and runs back between parallel lines, 108 feet to a 10-foot alley in the rear.

Being the same property conveyed to Irene S. P. Francis by deed from Homer McEwen and wife, Ella Mai McEwen, of record in Book 2017, page 326, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 11th day of April, 19 81

Connie Page
Affiant

My commission expires: [Affix Seal]

Notary Public

Reg. Fee

This is unimproved ( ) improved (X) property, known as 513 17th Avenue, No., Nashville, TN 37203 (House Number, Street, P. O. Address, City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, rights, title and interest thereto belonging, to the said

J. Henry Sherrell, his *successors,*

heirs and assigns forever. I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered,*

I myself/my *heirs and representatives, to warrant and*

forever defend the title to the same against the lawful claims of all persons whomsoever.

J. Henry Sherrell

and his

successors, heirs and assigns, that I will execute such further assurances of title as may be requisite or desired,

and that I am unmarried and that no one else has any interest in said property.

J. Henry Sherrell

Witness my hand, this the day and year first above written.

J. Henry Sherrell, Jr.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or to appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 12 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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.

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2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

Witness our *hand* s *this* 15th *day of* April , 19 81 , *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Irene S. P. Francis

DR. IRENE S. P. FRANCIS

J. HENRY SHERRELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Connie A Page , *a Notary Public in and for said County and State,* Dr. Irene S. P. Francis and J. Henry Sherrell

the within named 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, this* 15th *day of* April , 19 81

Connie A Page
Notary Public

Commission expires 7-21-84

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

Commission expires

INSTALLMENT DEED

FROM S. P. FRANCIS

TO

G. 3. 7-8 4 3

IDENTIF. REFERENCE

APR 17 11 42 AM '81

Title Insurance Company
American Center
TENNESSEE 37203

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
			30.[illegible] .50- CO	
			230 .70- MO	
			70.[illegible] CO TX	
			21.[illegible] MO TX	
			.50 PRFEE	
			5.[illegible] MISC	
			CHECK	105.50-
			0761AC4/17/81 RGL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G37-843

T
IDENTIF. REFERENCE

APR 17 11 42 AM '81

FELIX Z. WILSON
DAVIDSON COUNTY

No. 817253