1759 04/23 206.70- CHECK

Installment Deed

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY AT LAW
18th FLOOR THIRD NATIONAL BANK
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph M. Pellecchia (NAME)	Same (NAME)	Map No. 117-8
1603 Stokes Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. No. 284
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5736 PAGE 456

FOR AND IN CONSIDERATION of the sum of SIXTY-FOUR THOUSAND FIVE HUNDRED DOLLARS - - - - - - - - - - - - - - ($64,500.00) - - - - - - - - - - - - - - - *Dollars, of which* THIRTY THOUSAND DOLLARS - - - - - - - - ($30,000.00) - *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* THIRTY-FOUR THOUSAND FIVE HUNDRED DOLLARS - - - - - - - - - - - ($34,500.00) - - - - - - - - - - - - - - - - *Dollars,* Joseph M. Pellecchia, a single man, and Carmine D. Pellecchia *have executed* their note of even date, payable to M. D. Sweeney and wife, Ruth D. Sweeney, in the principal sum of $34,500.00, which bears interest at the rate of 12% per annum, and is payable as set out therein. Reference is made to said note for a complete description of the terms thereof.

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, M. D. Sweeney and wife, Ruth D. Sweeney *have this day bargained and sold, and do hereby transfer and convey unto the said* Joseph M. Pellecchia, a single man, and Carmine D. Pellecchia their XXXXX *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Stokes Retreat as of record in Book 4955, page 15, Register's Office for Davidson County, Tennessee.

Said Lot 5 fronts 60.0 feet on the southerly margin of Stokes Lane and extends back 166.23 feet on the easterly line and 185.42 feet on the westerly line to a dead line in the rear which measures 63.0 feet.

Being the same property conveyed to M. D. Sweeney and wife, Ruth D. Sweeney by deed from Billy C. Elrod and wife, dated April 4, 1979 and recorded in Book 5419 Page 133 Register's office for Davidson County, Tennessee. Carmine D. Pellecchia and wife, Cornelia M. Pellecchia are the parents of Joseph M. Pellecchia, a single man, and they are residents of Clearwater, Florida and non-residents of Tennessee. However, Cornelia M. Pellecchia joins in this conveyance for the purpose of transferring to the Trustee any right, title and interest she may have in the premises by virtue of her being the wife of Carmine D. Pellecchia.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 64,500.00
Subscribed and sworn to before me, this the 17th day of April 19 81
Affiant
My commission expires: July 21, 1984
(Affix Seal)
Robert L. Dozier
Notary Public

This is unimproved ( ) / improved (x) property, known as 1603 Stokes Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Joseph M. Pellecchia and Carmine D. Pellecchia, their XXXXX *(successors), 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joseph M. Pellecchia and Carmine D. Pellecchia, their XXXXX *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Joseph M. Pellecchia, a single man, and Carmine D. Pellecchia *hereinafter referred to as trustors, hereby transfer and convey unto* Robert L. Dozier*, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

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 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 6 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.

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* ..... *day of* April, 1981, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. D. Sweeney

Joseph M. Pellecchia

Ruth D. Sweeney

Carmine D. Pellecchia

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } Cornelia M. Pellecchia

Personally appeared before me, Robert L. Dozier, *a Notary Public in and for said County and State,* M. D. Sweeney and wife, Ruth D. Sweeney, and Joseph M. Pellecchia and Carmine D. Pellecchia

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* 17th *day of* April, 19 81

Robert L. Dozier, Notary Public

Commission expires 7/21/84

NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Cornelia M. Pellecchia

the within named bargainor ....., *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Clearwater, Florida *this* 1st *day of* April, 19 81

Bobbie F. Vandeberg, Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 18, 1985

Commission expires .....

NOTARY PUBLIC, STATE OF FLORIDA

INSTALLMENT DEED

FROM
M. D. Sweeney, et ux

TO
Joseph M. Pellecchia, et

G 38608

IDENTIF. REFERENCE

APR 23 1 27 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PUSH

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5736 PAGE 458

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			64500.00-	CO
			34500.00-	MO
			167.70	CO TX
			32.50	MO TX
			.50	PRFEE
			6.00	MDEED
			CHECK	206.70-
			1759A04/23/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8 6 0 8

IDENTIF. REFERENCE

APR 23 1 27 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 818189