File Box 4 81-4-27

BOOK 5742 PAGE 18

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

BEN B. BIFFLE, JR., TRUSTEE

TO

BRUCE E. CLEMMER and wife, CHARLETTE CLEMMER,

For draftsman's use

THIS INSTRUMENT PREPARED BY
FOLEY & WEISS, ATTYS.
SUITE 908 FIDELITY FEDERAL BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce E. Clemmer (NAME)	Owner (NAME)	119-5-220
2342 Foster Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	06DA-06850
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

G 40680

IDENTIF. REFERENCE

MAY 6 1 19 PM '81

FELIX Z. WILSON G. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1981.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of NINETEEN THOUSAND FIVE HUNDRED and No/100 ($19,500.00) **DOLLARS**

of which $ 4,000.00 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 payable to the order of the Grantor herein in 120 monthly installments of $204.84 each, including interest at the rate of ten (10%) per centum per annum, beginning July 1, 1981 and a like sum monthly thereafter until the entire amount, both principal and interest has been paid in full. Payments to be credited first to the payment of interest on the unpaid principal balance as shall from time to time remain unpaid, remainder to principal.

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,

I, Ben B. Biffle, Jr., Trustee

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

Bruce E. Clemmer and wife, Charlette Clemmer,

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

Being a part of Lot No. 186 on the Map of the Subdivision of Lots Nos. 3 and 4 and a part of 5 and 6 in Cumberland Nurseries, of record in Book 332, page 148, Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of Foster Avenue 91 feet south of the southerly margin of Jay Street; thence easterly parallel to the southerly margin of Jay Street, 178 feet to a point in the west line of the property conveyed to Laura J. Coleman by deed of record in Book 1286, page 206, Register's Office for Davidson County, Tennessee; thence southerly with her line, 65 feet to a point; thence westerly 178 feet to the easterly margin of Foster Avenue; thence with the margin of the same northerly 65 feet to the beginning.

Being the same property conveyed to Ben B. Biffle, Jr., Trustee by deed from Elma Biffle, a widow of record in Book 5126, page 904, Register's Office for Davidson County, Tennessee.

Elma T. Biffle, Ben B. Biffle Jr., Eva Jean Hatcher, Walter C. Biffle and Billy W. Biffle, the beneficiaries of the trust created in the deed to Ben B. Biffle, Jr., Trustee join in the execution of this instrument for the purpose of acknowledging their consent to this sale and the terms hereof.

This is improved (X) unimproved ( ) property, known as 2342 Foster Avenue, Nashville, Tennessee
(House Number) (Street) 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 Peter Weiss 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 $ 15,500.00 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 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 27th day of April 1981

Ben B. Biffle, Jr. Ind. and as Trustee

Elma T. Biffle

Eva Jean Hatcher

Bruce E. Clemmer

Charlette Clemmer

Billy W. Biffle

Walter C. Biffle

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 Elma T. Biffle, Ben B. Biffle, Jr., Eva Jean Hatcher, Billy W. Biffle, Bruce E. Clemmer and wife, Charlette Clemmer, 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, this 27th day of April, 1981

Notary Public.

Commission expires 4/22/84

STATE OF FLORIDA)
PALM BEACH COUNTY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter C. Biffle, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at North Palm Beach, Florida, this 4th day of May, 1981

Commission expires July 11, 1981

Notary Public

Notary Public, State of Florida at Large
My Commission Expires July 11 1981

Commission expires

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5742 PAGE 20

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
			19500.00- CO	
			15500.00- MO	
			50.70 CO TX	
			13.50 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	70.70-
4240A05/06/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

.G40680

IDENTIF. REFERENCE

MAY 6 1 15 PM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 820587