Installment Deed

THIS INSTRUMENT WAS PREPARED BY
Samuel B. Schlanger, Attorney
1906 South Street
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Eatherly	Same	Map: 104-10
(NAME:) 303 Fairfax Avenue	(NAME:)	Parcel: 86
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	26W 7240
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of Fifty-One Thousand and No/100 - - - - - - - - - - - - - - - - ($51,000.00) - - - - - - - - - - - - - - - - *Dollars,*
of which Eleven Thousand and No/100 ($11,000.00) *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder of Forty Thousand and No/100 ($40,000.00) *Dollars,*
the Grantees herein, Richard L. Eatherly and wife, Helen L. Eatherly *have executed*
their one (1) promissory note for said $40,000.00 payable on December 5, 1981. The principal sum of said note bears interest at the rate of 14% per annum which interest will accrue from the date of this deed and shall be payable monthly beginning on July 5, 1981,

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, I, Fannie M. Zager, a single person
have this day bargained and sold, and do hereby transfer and convey unto the said Richard L. Eatherly and wife, Helen L. Eatherly, their *(successors), heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County, being further described as follows:

Beginning on the southerly margin of Fairfax Avenue at the corner of Lots Nos. 46 and 47; thence with the line between said two lots, southwardly 154.4 feet to the northerly margin of an alley; thence with said alley, westwardly 64.5 feet to a concrete monument at a corner of Lots 45 and 46; thence northerly with the line between Lots 45 and 46, 130 feet to the southerly margin of Fairfax Avenue; thence eastwardly 60 feet along the southerly margin of Fairfax Avenue to the point of beginning.

Being a part of the same property conveyed to Fannie M. Zager by deed from Frank D. Harvey and wife, Lorraine J. Harvey, of record in Book 2904, page 243, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1981 real property taxes.
The hereinafter executed conveyance in trust is to secure any extension of the maturity of the promissory note mentioned above.

STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value whichever is greater, for this transfer is $ 51,000.00
Subscribed and sworn to before me, this the 5 day of July, 19 81 — Affiant
My commission expires: January 23, 1984 (Affix Seal) — Notary Public

This is improved ( ) unimproved (X) property, known as 303 Fairfax Avenue, Nashville, TN 37212 (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 Richard L. Eatherly and wife, Helen L. Eatherly, their *(successors),*
heirs and assigns forever. I *covenant that* 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 unencumbered.*
I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard L. Eatherly and wife, Helen L. Eatherly
(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 I ien 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 Richard L. Eatherly and wife, Helen L. Eatherly
hereinafter referred to as trustors, hereby transfer and convey unto Samuel B. Schlanger *, 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 $ ins. val. *, 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.*

...and shall 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.

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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 Condy, 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 hands this FIFTH day of June, 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.

Fannie M. Zager

Richard L. Eatherly

Helen L. Eatherly

THIS INSTRUMENT WAS PREPARED BY:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fannie M. Zager, Richard L. Eatherly and wife, Helen L. Eatherly

the within named 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 FIFTH day of June, 19 81

Melna H Clerk
Notary Public

Commission expires January 22, 1984

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE
COUNTY OF

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 ...

FILED JUN 8 8 21 AM
DAVIDSON COUNTY, TENN.
FELIX Z. HASKINS, REGISTER

G.4.49.95

INSTALLMENT DEED

FROM
FANNIE M. ZAGER

TO
RICHARD L. EATHERLY and wife, HELEN L. EATHERLY

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S.LIFE TITLE INSURANCE Company of New York

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
			51000.00-	CO
			40000.00-	MO
			132.60	CO TX
			36.00	MO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 177.10-
9621A06/08/81				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 8 8 21 AM '81

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

No. 825763