BOOK 5770 PAGE 906

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM
Bessie M. Buchanan

TO
Raymond C. Walker Jr. and wife,
Marilyn D. Walker

For draftsman's use

This Instrument was prepared BY:
Caesar E. Urrutia, Attorney
P.O. Box 17526
Nashville, TN. 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond C. Walker, Jr. (NAME)	Same (NAME)	11D 33180
823 Nesbitt Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 36545
Madison Tenn 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	42-29 42 6-14

(FOR REGISTER'S USE)

650953

IDENTIF. REFERENCE

Jul 16 9 10 AM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 75,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 19 81

Notary Public

MY COMMISSION EXPIRES: July 24, 1982

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Seventy Five Thousand & No/100 DOLLARS

of which $ 5,000.00 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 one promissory note of even date herewith payable to the order of Bessie M. Buchanan as follows: On the 14th day of July 1982 the sum of $10,000.00 plus interest on the unpaid principal sum at the rate of 11% per annum. Thereafter 4 equal annual paymnets of $15,000.00 each plus interest at the rate above mentioned on the unpaid principal sum due also annually with said principal sum payments. Said $15,000.00 annual payment and interest are due and payable on or before July 14, 1983, 1984, 1985 and 1986.

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,

Bessie M. Buchanan, a widow

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Raymond C. Walker, Jr. and wife, Marilyn D. Walker

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

SEE ATTACHED SHEET FOR COMPLETE PROPERTY DESCRIPTION

7116 272.50- CHECK

This is unimproved (X) improved ( ) property, known as NONE South Summerfield Drive, Madison, TN. 37115
(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 Evelyn Woodrow 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 $ VACANT 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 14th day of July 19 81.

Bessie M. Buchanan — Raymond C. Walker Jr. — Marilyn D. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Bessie M. Buchanan, a widow, and Raymond C. Walker Jr. and wife, Marilyn D. Walker 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, Tennessee, this 14th day of July, 19 81

[illegible], Notary Public.

Commission expires July 21, 1982
7/21/82

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 .....

PROPERTY DESCRIPTION

Being two(2) tracts of land in the Eleventh Civil District of Davidson County, Tennessee, Tract One being an undeveloped tract bounded on the north by Section 2 of Bonnie Brae, on the east by Section 3 of Bonnie Brae, on the south by the Church of God and Tillett, and on the west by Interstate-65; also, Tract Two being Reserved Parcel "A" on the plat of Section 3 of Bonnie Brae recorded in Book 2854, Page 61, R.O.D.C., Tennessee. The two(2) tracts being more particularly described together as follows, according to a composite plat prepared by Ragan-Smith- Murphy & Associates, Inc. dated July 8, 1981 from recorded maps, highway plans, and plans furnished by the present owners.

Beginning at a point on the easterly right-of-way of Interstate-65 at the southeasterly corner of Lot No. 49 on the plan of Section 2 of Bonnie Brae and recorded in Book 2330, Page 123, R.O.D.C., Tennessee; thence,

1. With the southerly line of Lot No. 49, N 48° 01' E 255.45 feet, more or less, to the common corner of Lots 49 and 50; thence,
2. With the south line of Lot No. 50, S 75° 38' E 245.45 feet, more or less, to the center line of Falcon Drive where said drive now ends; thence,
3. With the center line of Falcon Drive, N 14° 22' E 18.07 feet, more or less, to the beginning of a curve; thence,
4. With said curve to the left (radius 725 feet) northerly a distance of 9.70 feet, more or less; thence,
5. S 76° 24' E (passing a corner of Lot 63 at 25 feet) a total of 260.17 feet, more or less, to a common corner of Lot No. 63 and Lot No. 65 on the plan of Section 3 of Bonnie Brae and recorded in Book 2854, Page 61, R.O.D.C., Tennessee; thence,
6. With the westerly line of Lots No. 65, 66, 67, 68, and a part of 69 of said Section 3 of Bonnie Brae, S 11° 40' W 567.37 feet, more or less, to a point; thence,
7. Continuing with the westerly line of Lot No. 69, S 6° 22' W 161.15 feet, more or less, to the common corner of Lot No. 69 and Reserved Parcel "A" on the plan of Section 3 of Bonnie Brae; thence,
8. With the common line between Lot No. 69 and Reserve Parcel "A", easterly (225 feet by plat) (255 feet scaled) to the westerly right-of-way of South Summerfield Drive; thence,
9. With the westerly right-of-way of South Summerfield Drive, southerly 123.8 feet, more or less, to the northerly line of the Church of God of Prophcey Trustee, as of record in Deed Book 2684, Page 345, R.O.D.C., Tennessee; thence,
10. With the common line of the herein described tract and the Church of God property, N 86° 32' W 267.3 feet, more or less, to the southwesterly corner of Reserved Parcel "A"; thence,
11. Continuing with common line, N 86° 59' W 481.4 feet, more or less, to the northwesterly corner of said church property; thence,
12. With the westerly line of the church, S 4° 40' W 204 feet, more or less, to the northeasterly corner of Joe and Gerald Tillett as of record in Deed Book 4187, Page 733, R.O.D.C., Tennessee; thence,
13. With the northerly line of Tillett, N 69° W 125 feet, more or less, to a point on the easterly right-of-way of Interstate-65; thence,
14. With the easterly right-of-way of Interstate-65 (controlled access) N 9° 48' E 140 feet, more or less; thence,
15. N 2° 48' E 600 feet, more or less; thence,
16. N 6° 06' E 135 feet, more or less, to the point of beginning and containing 12.83 acres, more or less, from Metro Tax Map (scaled data).

Being a part of the same property conveyed to Charles B. Buchanan by deed recorded in Book 1179, Page 197, R.O.D.C., Tennessee.

As noted above, this description was prepared from recorded and furnished data. No field work or field inspections were made by this company. This data and all data shown should be considered approximate. According to present owner who this plat and description was prepared for , the prospective owner is aware of this and agreed to it.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5770 PAGE 909

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
			75000.00- CO	
			70000.00- MO	
			195.00 CO TX	
			68.00 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	272.50-
		7043A	07/16/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.0.9 5 3

IDENTIF. REFERENCE

JUL 16 9 10 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 832939