Installment Deed

BOOK 5778 PAGE 899

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alejandro A. Rivas and wife, Beverly Rivas (NAME:)	Same (NAME:)	54-9
3215 Lakeshore Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par 14
Old Hickory, Tn. 37138 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ninety Thousand and No/100 ($90,000.00) *Dollars,*

of which Twenty Thousand and No/100 ($20,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Seventy Thousand and No/100 ($70,000.00) *Dollars,*

Alejandro A. Rivas and wife, Beverly Rivas *have executed* their lien promissory note which is payable in installments of $1,000.00 per month beginning September 1, 1981. Payments for the first two years (24 months) cannot be previously paid but must be paid on the 1st day of each respective month thereafter. After the first two years any number of payments may be paid or the note may be paid at any time. If paid prior to monthly schedules of $1,000.00 per month, interest on the unpaid balance at the rate of 12% per annum will be calculated and paid. Interest at the rate of 12% per annum is included in each respective monthly payment ($1,000.00) per month,

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, Wendell W. Wilson and wife, Jessie B. Wilson

have this day bargained and sold, and do hereby transfer and convey unto the said Alejandro A. Rivas and wife, Beverly Rivas, their ~~XXXXXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being part of Lot No. 9, Section 1, on the Map of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, of record in Book 843, Page 56, Register's Office for said County, shown as Tract No. 2 on an unrecorded survey made by N. G. Jenkins, Surveyor, June 20, 1959, and described according to said survey as follows:

Beginning at a point in the center line of Lakeshore Drive, the common front corner of Tracts 1 and 2 on the said survey; thence N 16° 57' East 393 feet more or less, to a point, the common rear corner of Tracts 1 and 2; thence South 79° 10' East 59 feet, more or less, to a point; thence South 56° 15' East 78 feet, more or less; thence South 36° East 12 feet to a point, the common rear corner of Tracts 2 and 3; thence South 31° 46' West 406.5 feet more or less to a point in the center line of Lakeshore Drive; thence with said line, northwesterly 44.6 feet to the beginning, containing 0.87 acres, more or less.

Being the same property conveyed to Wendell W. Wilson and wife, Jessie B. Wilson by deed from Thomas H. Briggs, an unmarried person, of record in Book 5512, Page 801, Register's Office for Davidson County, Tennessee.

"DESCRIPTION CONTINUED"

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of August, 19 81

Notary Public

My commission expires Apr. 22, 1984 (Affix Seal)

Taxes for the year 1981 have been prorated and Alejandro A. Rivas and wife, Beverly Rivas will pay the same.

The purchasers herein are entitled to immediate possession of the property.

Elster Butler and wife, Grace Butler, conveyed to U.S.A., a tract of 2.79 acres, more or less, known as Tract No. B-272, as shown by an instrument of record in Book 2141, Page 450, in connection with the Old Hickory Lock & Dam Project on the Cumberland River. Any land lying within the said conveyance is hereby excepted.

unimproved ( )
This is improved (X) property, known as 3215 Lakeshore Drive, Old Hickory, Tennessee 37138
(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 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 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 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 Alejandro A. Rivas and wife, Beverly Rivas ..... *hereinafter referred to as trustors, hereby transfer and convey unto* Earl Thompson, ..., *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 $ 70,000.00, *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 Register's 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 1st *day of* August, *19*81.

Wendell W. Wilson

Jessie B. Wilson

Alejandro A. Rivas

Beverly Rivas

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harvey C. Jackson, *a Notary Public in and for said County and State,* Wendell W. Wilson and wife, Jessie B. Wilson and Alejandro A. Rivas and wife, Beverly Rivas

*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 Old Hickory, *Tennessee, this* 4th *day of* August, *19*81.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Harvey C. Jackson *Notary Public*

Commission expires April 22, 1984

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STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....
.....
the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

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.....

651 08/05 314.50~ CHECK

G 5.3 9 1.4

IDENTIF. REFERENCE

AUG 5 9 20 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM

WENDELL W. WILSON, ET UX

TO

ALEJANDRO A. RIVAS, ET UX

THIS INSTALLMENT DEED PREPARED BY:
EARL THOMPSON, ATTORNEY
Suite 205, Ambrose Building
162 Fourth Avenue, North
Nashville, Tennessee 37219

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5778 PAGE 903

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
			90000.00- CO	
			70000.00- MO	
			234.00 CO TX	
			68.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	314.50-
0651	A08/05/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.3 9 1.4

IDENTIF. REFERENCE

AUG 5 9 10 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 836417