BOOK 5787 PAGE 853

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

Peggy K. Hooper and

Joe E. Bingham

TO

James R. Irons and Jerry D. Irons

For draftsman's use

FLEMING & PATTERSON, Attorneys
325 Plus Park Blvd., Ste. 203A
Nashville, TN 37217
361-4776

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. & Jerry D. Irons (NAME)	Same (NAME)	Map 75-9
1405 Mckenzie Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 269
Nashville Tn 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE 57351

AUG 26 1 43 PM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 19 81

Gay F. Waldo
Notary Public

MY COMMISSION EXPIRES: Oct. 21, 1984

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of $40,000.00 (FORTY THOUSAND AND 00/100) 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 this day executed their one promissory note of even date herewith in the principal sum of $35,000.00 (THIRTY FIVE THOUSAND and 00/100), payable to the order of Peggy K. Hooper and Joe E. Bingham, and executed by James R. Irons and Jerry D. Irons, and given as part of the purchase money on the herein described property. Said note is payable on or before three (3) years based on a six (6) year amortization schedule of $702.60 (SEVEN HUNDRED TWO AND 60/100) per month, beginning August 1, 1981, and at the end of three (3) years a balloon note in the amount of $21,323.94 (TWENTY ONE THOUSAND THREE HUNDRED TWENTY THREE AND 94/100) including interest at the rate of 13% per annum . It is understood that Seller owes less than Ten Thousand Dollars ($10,000.00) on this property and it is agreed that this mortgage will be paid off on or before three (3) years when the herein referred to Thirty Five Thousand Dollars ($35,000.00) balance plus interest owed on property is due.

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.

Peggy K. Hooper and Joe E. Bingham

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto James R. Irons and Jerry D. Irons

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING Lot Number 2 on the Plat of the Resubdivision of Lots 2 and 3 of the C. B. Howse Property, Second Civil District, as of record in Book 5190, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Peggy K. Hooper and Joe E. Bingham, by Installment Deed from C.B. Howse and wife, Madolyn O. Howse of record in Book 5373, Page 170, and by Quitclaim Deed from Johnnie Arrowood and wife, Judy Arrowood of record in Book 5678, Page 215.

THIS conveyance is subject to any and all existing easements of record.

This is improved ( ) unimproved ( ) property, known as ..... (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 seised 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_____ 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 $_____ 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 11th day of June 19 81.

Peggy K. Hooper

James R. Irons

Joe E. Bingham

Jerry D. Irons

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Fay F. Welch, a Notary Public in and for said County and State, the within named Peggy K. Hooper and Joe E. Bingham and James R. Irons and Jerry D. Irons 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 11th day of June, 1981.

Fay F. Welch, Notary Public

Commission expires Oct. 21, 1984

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 _____.

08/26 143.50- CHECK

4839

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5787 PAGE 855

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
			40000.00- CO	
			35000.00- MO	
			104.00 CO TX	
			33.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 143.50-	
			4639A08/26/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 840455