ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Delores G. Spain, et al (NAME)	Same (NAME)	112
RT. 1, Box 272 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parc. 5
Pegram, Tenn. 37143 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	8 D-39750

INSTALLMENT DEED

BOOK 5793 PAGE 596

FOR AND IN CONSIDERATION OF the sum of one dollar and other good and valuable consideration paid by Grantees, receipt of which Grantors hereby acknowledge ~~[illegible]~~

of which $ none 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 date agreed to assume and agree to pay a mortgage owed to Associates Financial Services Co., of Tennessee, according to its tenor, terms and conditions, in the approximate amount of $17,000.00 as recorded in Book 5505, page 603, R.O.D.C, Tennessee. In addition to the above consideration and as additional consideration Grantees agree to use the premises as their residence and not to sell same during the lifetim of the Grantor, William T. Finch. Grantess have this date executed their joint installment deed note payable to Grantors in the amount of $17,000.00 to secure the payment as above described and any and all payments made to Associates Financial Services Co., of Tennessee shall be credited to the payment of this note to Grantor.

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

We, William T. Finch and wife, Alice K. Finch,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Delores G. Spain and Robert L. Johnson, or to the survivor of them.

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

BEGINNING in the southeast corner of C.W. Holland's property; thence north 3 deg., E. 130 feet to center of Pond Creek Road; thence along center of Pond Creek Road, North 35 deg. East 95 feet; thence North 23 deg. 30 min. East 348 feet, thence North 38 deg. 30 min. East 460 feet, thence N 7 deg. West 176 feet; thence North 18 deg. East 144 feet, thence North 20 deg. East 235 feet to a point in Pond Creek Road; thence leaving said road 52 deg. 30 min. West 1221 feet to center of Old Charlotte Pike; thence along center of said Pike South 76 deg. 30 min. West 130 feet, thence South 72 deg. West 485 feet to point of beginning, containing 7.75 acres, more or less.

BEING the same property conveyed to William T. Finch, et ux, by deed from Caleb Dickson, et ux, as of record in Book 5498, page 694, R.O.D.C., Tennessee.

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

1981 property taxes are assumed by Grantees and they are responsible for payment of same when they become due.

Delores G. Spain and Robert L. Johnson join in this conveyance for the express purposes of acknowleding the above indebtedness and agreement not to sell provision.

This is improved ( ) unimproved XX property known as ____ Old Charlotte Pike
(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 note 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 H. E. Collins 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 value of improvements 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 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 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 11 day of SEPTEMBER 19 81.

William T Finch — Delores G Spain

Alice K Finch — Robert L. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 17,000.00

William T Finch
Affiant

Subscribed and sworn to before me, this the 11TH day of SEPTEMBER 19 81

My commission expires 4-18-82 (Affix Seal)

Harold E Collins
Notary Public

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 William T. Finch, Alice K. Finch, Delores G. Spain & Robert L. Johnson 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, Tennesse this 11TH day of SEPTEMBER 19 81

Commission Expires 4-18-82

Harold E Collins
Notary Public

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 _____

Commission Expires _____

Notary Public

This instrument was prepared by:

Harold E. Collins, 802-51st Avenue North, Nashville, Tennessee 37209

Name — Address

INSTALLMENT DEED

FROM

TO

G 59489

IDENTIFICATION

SEP 11 12 38 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
311 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 250-2200

FORM NO 1005—HESSEY 8-1-75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5793 PAGE 598

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
			17000.00- CO	
			17000.00- MO	
			44.20 CO TX	
			15.00 MO TX	
			.50 PRFEE	
			.00 WDEED	
			CHECK 65.70-	
			7549A09/11/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

659489

IDENTIFICATION REFERENCE

SEP 11 12 38 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 843061