INSTALLMENT-QUITCLAIM DEED

Address New Owners:	Send Tax Bills to:	Map & Parcel Nos.
Charlene Miller Loman 806 Clark Street Old Hickory, TN 37138	same BOOK 5795 PAGE 969	Map 44-15 Parcel 202 G#

FOR AND IN CONSIDERATION of the sum of Five Thousand and no/100 Dollars ($5,000.00), payable by Grantee Charlene Miller Loman according to the terms of a divorce decree of the Fourth Circuit Court of Davidson County, Tennessee, for which Grantor Donnie Ralph Loman expressly retains a lien on the land herein conveyed and the assumption by the Grantee of the first mortgage indebtedness on said house and lot, Grantor Donnie Ralph Loman has this day bargained and sold and does hereby transfer and quitclaim unto the said Charlene Miller Loman certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 204, Section A, Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County.
>
> Said Lot No. 204 fronts 55 feet on the west side of Clarke Place and extends back 86.5 feet on the south line & 85 feet on the north line to a dead line in the rear on which it measures 55 feet.
>
> Being the same property conveyed to Donnie Loman and wife, Charlene Loman by deed from Thomas Lee Coulter and wife, Jennie P. Coulter, of record in Book 5224, page 629, said Register's Office.
>
> This is improved property known as: 806 Clark Street
> Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee Charlene Miller Loman.

And now, for the purpose of 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 or any other terms hereof as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Charlene Miller Loman, hereinafter referred to as Trustor, hereby transfers and conveys unto Nancy K. Corley, Trustee, her successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

1. Trustor agrees to name the said Donnie Ralph Loman as an additional insured on all fire and casualty insurance policies on said house and lot up to the value of her indebtness to him.

2. Trustor further agrees to pay all taxes and assessments thereon, general or special, and to pay them when due and to keep improvements in good

CHECK
8527

repair.

3. If the Trustee or her sucessors or the lawful owner and holder of said indebtedness shall hereinafter 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 trustor upon demand of the trustee or lawful owner and holder of said indebtedness, and, upon failure to do any of these things, then said trustee or the lawful owner and holder of said idebtedness may do any or all of these things and the amounts so paid shall bear interest from the date of payment at the maximum allowable rate and shall be and become a part of the indebtedness secured hereby.

4. Any default in the first deed of trust shall be a default in this instrument.

5. Now, if trustor shall pay the indebtedness aforesaid when due, this trust conveyance shall be of no further force or effect.

6. If said indebtedness or any other sums due hereunder are not paid promptly at maturity, or not reimbursed to the 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 any other sums due hereunder shall become due and payable at once, without notice, and the said trustee or her 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 expresssly waived; and the said trustee or her 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.

7. In case of sale hereunder, the proceeds will be applied by the trustee as follows: (a) To the payment of all costs, charges and expenses of executing this trust and enforcing said lien including reasonable attorney's fees and the expenses of all litigation which may arise on account of the execution of this conveyance or the enforcement of said lien.

b. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

c. The residue, if any, will be paid to trustor, her order, representatives, or assigns.

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IN WITNESS WHEREOF, the parties to this instrument have signed their names on this the 26th day of August, 1981.

Donnie Ralph Loman
Donnie Ralph Loman, Grantor

Charlene Miller Loman
Charlene Miller Loman, Grantee

SEP 17 2 43 PM '81
FELIX E. DAVIDSON II REGISTER DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE
G60393

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William T. Boreman, a Notary Public in and for said County and State, Donnie Ralph Loman, the within named bargainor, with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 1981.

William T. Boreman
Notary Public

My Commission Expires: 10-17-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 31 day of August, 1981.

Brenda Stealey
Notary Public

My Commission Expires: 3/3/83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $5000.00.

Sworn to and subscribed before me, this 15th day of September, 1981.

Nancy K. Corley, Attorney

Connie R Gardner

My Commission Expires: 1/20/85

This instrument prepared by
STEPHENSON LACKEY & WAITE
Suite 702
501 Union Building
Nashville, Tennessee 37219

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

RECEIVED OF _____

FOR _____

BOOK 5795 PAGE 972

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
			5000.00- CO	
			5000.00- MO	
			13.00 CO TX	
			3.00 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 25.50-.	
			[illegible] .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G60393

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IDENTIF. REFERENCE

SEP 17 2 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 844103