BOOK 5819 PAGE 398

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Alice W. Jew, Unmarried

TO

Volunteer Properties

For draftsman's use

Prepared by: Stephan D. Karr
214 Third Avenue No.
Nashville, TN. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Volunteer Properties (NAME)	Mail Volunteer Properties (NAME)	18-16
1201 -11th Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	111 Old Hickory Blvd. #340 (STREET ADDRESS)	112
Nashville, TN. 372 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37220 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

NOV 16 11 56 AM '81

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 10,000.00 Claudia Britton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November 1981

Notary Public

MY COMMISSION EXPIRES: 10/6/83

(AFFIX SEAL)

G 68263

FOR AND IN CONSIDERATION OF the sum of Ten Thousand ($10,000.00) DOLLARS

of which $ 3,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

will pay to sellers the sum of $7,000.00 for a five year term at 11% interest with monthly payments being $152.21; the first payment to begin on 13 th of December 1981 with subsequent payments being made on the same date each month.

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,

Alice W. Jew, unmarried

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Volunteer Properties

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

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee described as follows:

Beginning at the northwest corner of 11th Avenue, North, formerly Filmore or Tilden Street and Scovel, formerly Madison Street; thence with the westerly margin of said Avenue; northwardly 106 feet, more or less; to the corner of Lots Nos. 54 and 55; thence westardly with the line between two Lots 150 ft. to the easterly margin of an alley; thence with said alley, southwardly 60 ft. to the northerly margin of Scovel St.; thence with said street, eastwardly 157 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED therefrom, is a tract of 3,284 square feet, more or less, conveyed to State of Tennessee by deed from Albert G. Morris, et al of record in Book 4181, page 532, said Register's Office, described as follows:

(SEE ATTACHMENT)

This is unimproved ( ) improved ( ) 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 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 Stephan D. Karr Trustee, his successors and assigns, the real estate hereinabefore 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 $ 25,600.00 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:

BOOK 5819 PAGE 399

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 13th day of November 19 81

Alice N. Jean

Volunteer Prompto By Clarke Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Julius G. Schneider, Jr., a Notary Public in and for said County and State, the within named Alice N. Jean

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Nashville, Tennessee, this 13 day of November, 19 81.

John G. Schneider, Jr., Notary Public.

JULIUS G. SCHNEIDER, JR. NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 10-15-83

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.....

Land in Davidson County, Tennessee, being a part of Lot No. 54 on the Plan of McGavock, Wetmore & Others' Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point of intersection between the easterly margin of an alley and the northerly margin of Scovel Street, said point being the southwest corner of Lot 54 on the plan of McGavock, Wetmore and Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said alley and the westerly boundary of said Lot 54, N 33 degrees 45' 55" W 61 feet to a point, said point being the common corner between Lots 54 and 55 in the aforesaid subdivision; thence with the common line between said Lots 54 and 55, N 56 degrees 06' 53" E 49.31 feet to a point; thence S 31 degrees 58' 26" E 75.13 feet to a point in the northerly margin of Scovel Street; thence with the northerly margin of Scovel Street and the southerly boundary of said Lot 54, S 72 degrees 49' 28" W 49 feet to the point of beginning.

Being the same property conveyed to Kim F. Jew and wife Alice W. Jew by deed from Jerry Karr, Shirley Karr and Rose Saperstein of record in Book 4334, page 525, Register's Office for Davidson County, Tennessee. The said Kim F. Jew having since died.

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

RECEIVED OF _____

FOR _____

BOOK 5819 PAGE 401

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
			10000.00- CO	
			7000.00- MO	
			26.00 CO TX	
			5.00 MO TX	
			.50 PRFEE	
			9.00 TDEED	
		VD	9.00- TDEED	
			9.00 WDEED	
			CHECK	40.50-
				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 68263

IDENTIF. REFERENCE

NOV 16 11 56 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 853416