ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gary Nelson, etal. (NAME)	Same (NAME)	71-3-145
206 Montchanin Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12DZ-4950
Old Hickory, TN 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED BOOK 5830 PAGE 939

FOR AND IN CONSIDERATION OF the sum of NINETEEN THOUSAND THREE HUNDRED AND NO/100----------
----------DOLLARS

of which $ 4,825.00 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 executed their promissory in the amount of $14,475.00 at 13.75%per annum, payable to June Meadows in 120 monthly installments beginning January 11, 1982.

Grantees agree that so long as any of the note payments due to Grantors remain unpaid, they will pay all future years taxes before they become delinquent and will furnish proof of payment to Grantors. Failure to pay said taxes may, at Grantor's option, be deemed a default under the terms hereunder.

IN the event that the described property, or an interest therein, is sold or conveyed without the prior written consent of the holder of the note secured hereby, such holder shall be entitled to accelerate the debt and demand immediate payment of the entire obligation, principal and interest. The holder may require a change or changes in the terms of the obligation as a condition to giving such consent. For these purposes, "an interest therein" is defined to include, but is not limited to, any transaction whereby the contracting party is or will become entitled to possession of the secured property. It is expressly understood, however, that a lease with a term not exceeding one year and containing no option to purchase or right of first refusal shall not be deemed to constitute a sale or conveyance of "an interest therein."
It is expressly agreed that the property is conveyed in "as is" condition and that Grantor makes no warranties as to the condition of the premises.
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,** lien is expressly retained on the land herein conveyed.

JUNE MEADOWS, UNMARRIED

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

GARY NELSON, RUFFNER SIMMONS AND STEPHEN R. JOSLEYN

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

LAND in Davidson County, Tennessee, being the southerly 70 feet of Lots Nos. 155 and 156 on the plan of J. B. Haynies Oriental Plan, of record in Book 161, pages 26 and 27, Register's Office for said County.

SAID part of Lot No. 155 fronts 70 feet on the easterly side of Sultana Avenue and together with part of Lot No. 156 extends back between parallel lines with the northerly margin of an alley, 200 feet to the westerly line of Lot No. 157.

BEING the same property conveyed to Tony E. Meadows by deed from Gertrude M. Meadows of record in Book 4827, page 819, said Register's Office. The said Tony E. Meadows executed a quitclaim deed placing record title in June Meadows being of record in Book 5144, page 79, said Register's Office.

**and any extensions, renewals or modifications thereof,

This is improved (X) unimproved ( ) property known as Sultana Avenue, (House Number) (Street) Nashville, Tennessee 37207 (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 Patricia S. Spicer, Atty. 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 $ 14,475.00 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:

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 11th day of December 19 81.

Gary Nelson

June Meadows

Ruffner Simmons

Stephen R. Josleyn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 19,300.00

Affiant

Subscribed and sworn to before me, this the 11th day of December, 19 81

My Commission expires 7-17-83 (Affix Seal)

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named June Meadows, Gary Nelson, Ruffner Simmons and Stephen R. Josleyn the 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 Nashville, Tennessee this 11th day of December 19 81

Commission Expires 1-15-83

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_____.

Notary Public

Commission Expires _____

DAVIDSON COUNTY, TENN. REGISTER
DEC 13 3 20 PM '81
IDENTIFICATION REFERENCE
97216

This instrument was prepared by:

Patricia S. Spicer, Attorney, 1008 Fidelity Federal Bldg., 401 Union St., Nashville, TN 37219
Name Address

INSTALLMENT DEED

3256 12/15 43.10 CHECK

FROM

June Meadows

To

Gary Nelson, Ruffner Simmons and Stephen R. Josleyn

FILE BOX 10 edc

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1003-NESSEY 8-1-75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK 5830 PAGE 941~~

FOR

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

19300.00- CO
14475.00- MO
50.18 CO TX
12.50 MO TX
.50 PRFEE
6.00 WDEED
CHECK 69.18-
3256A12/15/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.72176

IDENTIF. REFERENCE

DEC 15 3 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 858172