Prepared by - Louise Lucas
Exchange Ally - Nashville, Tn

FORM 1003 **INSTALLMENT DEED — TENNESSEE TITLE COMPANY** BOOK 5832 PAGE 762

FOR AND IN CONSIDERATION OF the sum of Eleven Thousand Three Hundred and NO/100- - - - - - - - - ($11,300.00) - DOLLARS of which $ 300.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees Vernon R. Hunter and wife, Wanda F. Hunter, have executed their promissory note of even date herewith, payable to Mollie Feigenbaum and Harry Stern, Trustee of the Estate of Marilyn Stern in the principal amount of Eleven Thousand and NO/100 ($11,000.00) Dollars, payable in 240 monthly consecutive installments of One Hundred Six and 16/100 ($106.16) Dollars each which includes interest at the rate of Ten per cent (10%) per centum per annum, the first of said payments being due and payable on January 20, 1982, and a like amount thereafter each successive month until the entire balance of principal and/or interest is paid in full. In the event of default on any payment hereunder of interest and/or principal sum when due, the owner or holder of the within described indebtedness secured herein, has a right to declare the entire unpaid balance of the principal sum plus interest in full to maturity due and payable, but the failure to take advantage of one violation of this entire agreement shall not act as a waiver to take advantage of any subsequent violation, the right being a continuing one.

In addition to the monthly payment of $106.16, an additional amount of $30.00 (which is subject to adjustment) is to be payable each month with the monthly note payment to be held in escrow for the payment of insurance and taxes.

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, I, Gary S. Rubenstein, Trustee

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Vernon R. Hunter and wife, Wanda F. Hunter, Their

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

Land in Davidson County, Tennessee, being Lot No. 1408 and Lot No. 1410 on Block No. 22, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County. Said Lot No. 1408 fronts 25 feet and Lot No. 1410 fronts 25 feet, together front 50 feet, more or less, on the southerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Noby O. Hampton and wife, Patsy D. Hampton, by Installment Deed from Mollie Feigenbaum and Marilyn Stern, of record in Book 5502, Page 30, Register's Office for Davidson County, Tennesse, and also being the same property conveyed to Gary S. Rubenstein, Trustee, by Trustee's Deed from I. R. Schulman, Trustee, of record in Book 5551, page 419, Register's Office for said County.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this trrnsfer is $ 11,300.00 .

Vernon R. Hunter
Affiant

Sworn to and subscribed before me this 21st day of December 1981

My Commission Expires 4-21-85

Annie H Smith
Notary Public

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 I. R. Schulman 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 $ insurable value 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 1st day of December 19 81

Gary S Rubenstein Trustee

Vernon R. Hunter

Wanda F. Hunter

Send tax bills to: Vernon R. Hunter et ux
New Owner 5505 Louisiana Avenue
Nashville, Tennessee 37209

Map 91-6-Pt Parcel 236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie D. Smith, a Notary Public in and for said County and State, the within named Gary S. Rubenstein, and Vernon R. Hunter and wife, Wanda F. Hunter, the bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 21st day of December, 1981

Commission Expires: 11-21-85 Annie D Smith, Notary Public.

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

INSTALLMENT DEED

FROM
Gary S. Rubenstein, Trustee

TO
Vernon R. Hunter and wife
Wanda F. Hunter

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 21 day of DEC A. D. 19 81 at 2 o'clock P.M.
Noted in Book ____ Page ____
Recorded in Book 5832 Page 763
Recording Fee $ 3.00
County Register
By ____ Dept. Reg.

Published by

TENNESSEE TITLE COMPANY
Nashville, Tenn.
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

4059

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5832 PAGE 764

RECEIVED OF _____

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
			11300.00-	CO
			11000.00-	MO
			29.38	CO TX
			9.00	MO TX
			.50	PRFEE
			6.00	WDEED-
			CHECK	44.88-
4059	A	12/21/81	BAL :	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 72786

IDENTIF. REFERENCE

DEC 21 1 43 PM '81

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

No. 858936