Map 118-7
Par 136

Send Tax Bills to:

Lincoln W. Moman
2819 Azalea Place
Nashville, Tennessee

Prepared by:

Robert L. Sullivan
Neal & Harwell
800 Third National Bank Bldg.
Nashville, Tennessee 37219

mail

BOOK 5842 PAGE 844

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF Twenty-Two Thousand Five Hundred and No/100 ($22,500.00) Dollars, of which Five Thousand and No/100 ($5,000.00) Dollars has been paid in cash to Jack M. Smith, Inc., the receipt of which is hereby acknowledged, and for the remainder of Seventeen Thousand Five Hundred and No/100 ($17,500.00) Dollars, the undersigned has this day executed his certain negotiable promissory note in the principal amount of Seventeen Thousand Five Hundred and No/100 ($17,500.00) Dollars, bearing interest from date at ten (10%) percent per annum, payable according to the terms set forth in said promissory note, with failure to pay any installment of principal and interest as aforesaid to mature the balance owing on said note at the option of the holder thereof, providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest and attorney's fees, a lien is expressly retained on the land herein conveyed, Jack M. Smith, Inc., hereinafter referred to as grantor has this day bargained and sold and does hereby transfer and convey unto the said LINCOLN W. MOMAN, his heirs, successors, and assigns, certain real estate situated in Davidson County, Tennessee; described more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Lote No. 27 of Block "B" on the map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office of Davidson County.

Said Lot No. 27 fronts 60 feet on the westerly side Azalea Place, and runs back 133 feet on the north line and 135.1 feet on the south line, to a dead line on which it measures 78 feet.

Being part of the same property conveyed to Jack M. Smith, Inc. by deed from CDB Partnership, a Tennessee General Partnership among D. Bergen White, Lon Christian Smith and Dan Harrell, of record in Book 5555, Page 880, Register's Office for Davidson County.

TO HAVE AND TO HOLD said real estate, with the appurtances, estate, title and interest thereto belonging to the said LINCOLN W. MOMAN, his heirs, successors, and assigns forever. The grantors covenant that they 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.

Said grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said LINCOLN W. MOMAN, his heirs, successors, and assigns, against the lawful claims of all person whomsoever.

AND NOW, FOR THE PURPOSE OF BETTER AND MORE EFFECTUALLY 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 and installments thereof, as they mature, as hereinafter provided, and for the consideration of One ($1.00) Dollar, paid in cash, receipt of which is acknowledged, the said LINCOLN W. MOMAN, hereinafter referred to as trustors, hereby transfer and convey unto Robert L. Sullivan, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors 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 the sum of their insurable value, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as their interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter 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 trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear twelve (12%) percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But, if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if failing to pay taxes, keep up repairs or keep said premises insured, or

pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, within thirty (30) 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 installments thereof, 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 (20) days' notice by three publications in any newspaper published in Davidson County, Tennesse, to sell said property at the front door of the Courthouse 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 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:

First: 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 expense of any such litigation.

Second: To the payment of all taxes which may be unpaid on said premises.

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

Fourth: The residue, if any, will be paid to trustors, their order, 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 indebtedness 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

Executed at Nashville, Tennessee this 12 day of January, 1982.

JACK M. SMITH, INC.

BY: Jack M. Smith
Jack M. Smith, President

LINCOLN W. MOMAN

TONI WINE MOMAN

IDENTIF. REFERENCE

G76329

FELIX P. BROWN JR. REGISTER
DAVIDSON COUNTY, TENN.

JAN 20 11 56 AM '82

8467 01/20 92.55 CHECK

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

BOOK 5842 PAGE 849

Personally appeared before me, a Notary Public in and for said State and County, the within named JACK M. SMITH, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of JACK M. SMITH, INC., the within named bargainor, a corporation, and that he as President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 1982.

Lynn Richmond
NOTARY PUBLIC

LYNN RICHMOND NOTARY PUBLIC AT LARGE STATE OF TENN

My commission expires:

July 20, 1982

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, ANNE WALLER, a Notary Public in and for said County and State, LINCOLN W. MOMAN, and wife, TONI WINE MOMAN, with whom I am personally acquainted, and who acknowledges that they executed this instrument for the purpose therein contained.

WITNESS my hand and official seal on this 12 day January, 1982.

Anne Waller
NOTARY PUBLIC

ANNE WALLER NOTARY PUBLIC DAVIDSON COU

My commission expires:

July 24, 1984

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $22,500.

Robert Sullivan

Sworn to and subscribed before me, this 20th day of January, 1982.

Joyce C. Cheatham

JJYC PUBLIC

My commission expires:

April 17 1985

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5842 PAGE 850

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
			22500.00- CO	
			17600.00- MO	
			50.50 CO TX	
			16.50 MO TX	
			.50 PRFEE	
			16.00 WDEED	
			CHECK	92.50-
			8467A01/20/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G76329

IDENTIF. REFERENCE

JAN 20 11 56 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 863164