OFFICIAL RECEIPT

INSTALLMENT DEED

BOOK 5875 PAGE 397

For and in Consideration of the sum of Forty One Thousand and No/100 ($41,000.00) Dollars,

of which Five Thousand ($5,000.00) and No/100 Dollars,

has been paid in cash by David A. Andrews on and wife, Pamela S. Andrews on

the receipt of which is hereby acknowledged, and for the remainder Thirty Six Thousand ($36,000.00) and No/100 Dollars,

the said David A. Andrews on and wife, Pamela S. Andrews on have executed their One Promissory Note of even date herewith payable in 240 monthly installments as follows: On the 15th day of March, 1982 the sum of $396.39, and thereafter an equal amount on or before the 15th day of each and every succeeding month until the entire amount of principal and interest at the rate of 12% per annum, which is included in the payments, has been paid in full.

The Note is payable to all Grantors herein.

If interest ra tes get below 12% we will seek financing elsewhere. C.B. PA

all of said notes bearing 12 per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Cato A. Bass, Jr., Paul H. Bass, James Hughes, Ted Hughes and Marilyn Hughes Newman James M. Hughes

have this day bargained and sold, and do hereby transfer and convey unto the said David A. Andrews on abd wife, Pamela S. Andrews on, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Hayesboro Estates, not of record and described as follows:

Beginning at a point in the south margin of Hayesboro Road at the corner of Lots Nos. 4 and 5, said point being 651.1 feet east of the east margin of Gallatin Road; thence with the line between Lots. 4 and 5, southerly 202.2 feet to a point; thence easterly 65 feet to the corner of Lots Nos. 5 and 6; thence with the line between said lots northerly 202.2 feet to the south margin of Haysboro Road; thence with the margin of said road, westerly 65 feet to the point of beginning.

Being the same property conveyed to Virginia E. Bass, for life and upon her death the heirs at law of Cato Bass, deceased, by deed from William R. Davis and wife, Cheryl M. Davis, of record in Book 4996, Page 736, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, know as 1112 Haysboro Ave.; Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

OFFICIAL RECEIPT

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To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said David A. Andrewson and wife, Pamela S. Andrewson, 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said David A. Andrews and wife, Pamela S. Andrewson 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 in hand paid, WE, the said David A. Andrewson and wife, Pamela S. Andrewson

do hereby transfer and convey unto Caesar E. Urrutia, 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 David A. & Pamela S. Andrewson

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 $ Ins. Value 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 interst 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 David A. & Pamela S. Andrews 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 trust 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 David A. & Pamela S. Andrews 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 Caesar E. Urrutia, Trustee, shall be vested in said successor.

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 James Hughes; Cato A. Bass, Jr., Paul H. Bass, Ted Hughes, James M Hughes, Marilyn Hughes Newman and David A. Andrewson & Pamela S. Andrewson hereunto set our hands at Nashville, Tennessee, this the 24 day of February 19 82

Cato A. Bass, Jr. & Margaret C. Bass
Marilyn Hughes Newman
James M. Hughes
James M. Hughes
Paul H. Bass & Joan Bass
David A. Andrews
Pamela S. Andrews

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Gloria R. Ford, a Notary Public in and for said County and State, the within named Cato A. Bass, Jr., James Hughes, Ted Hughes, James M. Hughes; Marilyn Hughes Newman and David A. Andrews and wife, Pamela S. Andrews, Trudy Hughes, David Newman and Margaret C. Bass

the bargainors, 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 24 day of February, 19 82

Commission Expires My Commission Expires Jan. 15, 1986

Gloria R. Ford, Notary Public.

STATE OF TEXAS
BEXAR **County.**

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Paul H. Bass and Joan Bass

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

Witness my hand and official seal at San Antonio, Texas this 28 day of February, 1982

Commission Expires 7/6/85

Alan Paul Bass, Notary Public.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5875 PG 400

Before me, ... , a Notary Public of the State and

County aforesaid, personally appeared ..... ,

with whom I 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 .....

(over for additional acknowledgements)

G.B. 7952

IDENTIF. REFERENCE

APR 21 10 40 AM '82

FELIX A. ROBINSON II REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM Cato A. Bass, Paul H. Bass
James Hughes, Ted Hughes

Marilyn Hughes Newman

TO James M. Hughes

David A. Andrews and wife,

Pamela S. Andrews

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Andrews (NAME)	Same (NAME)	61-3
1117 Hayston Ave (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	208
Nashville Tn (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Caesar E. Urrutia, Attorney
P.O. Box 17526
Nashville, Tennessee 37217

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 44,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February, 1982

Notary Public

MY COMMISSION EXPIRES: 1-5-85

(AFFIX SEAL)

CA
FA

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5875 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
			41000.00- CO	
			36000.00- MO	
			106.60 CO TX	
			34.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 153.10-	
			RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00	

G.8.7 9 5 2

IDENTIF. REFERENCE

APR 21 10 41 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 877073