INSTALLMENT DEED

THIS INSTRUMENT PREPARED BY FOLEY & WEISS, ATTORNEYS
1208 Fidelity Federal Building, Nashville, Tenn. 37219

For and in Consideration of the sum of FIFTY SIX THOUSAND and No/100

($56,000.00) BOOK 5886 PAGE 868 Dollars,

of which TEN THOUSAND and No/100 ($10,000.00) Dollars,

has been paid in cash by LARRY B. SHELTON and wife, NANCY D. SHELTON,

the receipt of which is hereby acknowledged, and for the remainder FORTY SIX THOUSAND and

No/100 ($46,000.00) Dollars,

the said LARRY B. SHELTON and wife, NANCY D. SHELTON ha ve executed their joint promissory note of even date payable to the order the Grantor herein in monthly installments of $473.16 each beginning on the first day of July, 1982 and thereafter a like amount on the first day of each succeeding month and the remaining balance of said principal sum, if not sooner paid, being due and payable on the first day of June, 2012. Said payments to be credited first to the payment of interest at the rate of 12% per annum on the unpaid principal balance as shall from time to time remain unpaid remainder to principal.
The holder of this note may collect a "late Charge" of 4% for any payments received after the 15th day of any month.

This loan may be assumed by a qualified buyer without any increase in the interest rate upon making application to the note holder and the consent to said assumption will not be unreasonablly withheld.

all of said notes bearing six 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, I, WILLIAM E. HALL, a single person,

have this day bargained and sold, and do hereby transfer and convey unto the said LARRY B. SHELTON and wife, NANCY D. SHELTON, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, being a part of lot No. 10 on the plan of the Home Place of Hinchey Petway, Sr., deceased, as of record in Minute Book "I" page 442, Chancery Court at Nashville, and being parts of the northerly parts of Lots Nos. 86,87,88,89 and 90 on the Plan of Airdrie Subdivision "C" as of record in Book 547, page 160, Register's Office for said county, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 22, 1955, as follows: Beginning on the westerly margin of Kinross Avenue at the northeast corner of part of lot No. 86 on said Airdrie Subdivision conveyed to Asa S. Hunt and wife, by deed from Harold Reid and wife, of record in Book 996, page 431, said Register's Office; thence with the westerly margin of said Avenue, north 3 degrees 24' east 142.1 feet to a stake on the southeasterly side of a six foot paved ditch; thence with said ditch, south 73 degrees 42' west 17.8 feet, south 63 degrees 10' west 56.8 feet, south 54 degrees 45' west 50.5 feet and south 64 degrees 27' west 157.7 feet to a point in the northerly line of part of lot No. 90 on said Airdrie Subdivision conveyed to John F. Hunt and wife by deed from Nashville Trust Company, of record in Book 1179, page 176, said Register's Office; thence with a fence, south 87 degrees 07' east 243.6 feet to the beginning, containing 0.4 acres, more or less.

Being the same property conveyed to William E. Hall by deed from Pat Nichol, Trustee, of record in Book 4799, page 354, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, know as 3113 Kinross Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said LARRY B. SHELTON and wife, NANCY D. SHELTON, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said LARRY B. SHELTON and wife, NANCY D. SHELTON, 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 LARRY B. SHELTON and wife, NANCY D. SHELTON

do hereby transfer and convey unto Peter Weiss, 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 LARRY B. SHELTON and wife, NANCY D. SHELTON,

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 $ 50,000.00 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 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 LARRY B. SHELTON and wife, NANCY D. SHELTON 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; if 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 Larry B. Shelton et ux, Nancy D. Shelton, their 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 Peter Weiss, 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 WILLIAM E. HALL and LARRY B. SHELTON and wife, NANCY D. SHELTON hereunto set our hands at Nashville, Tennessee, this the 14th day of May 1982.

William E. Hall

Larry B. Shelton

Nancy D. Shelton

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Hall and Larry B. Shelton and wife, Nancy D. Shelton

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 14th day of May, 1982

Commission Expires 4/22/84

Notary Public.

STATE OF _____)
_____ County.)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, 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 _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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)

INSTALLMENT DEED

FROM
WILLIAM E. HALL

TO
LARRY B. SHELTON and wife,
NANCY D. SHELTON

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G. 9 1 6 8 5

RUSH

IDENTIF. REFERENCE

MAY 17 12 19 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry B. Shelton et ux (NAME)	"OWNER" (NAME)	119-14-327
3113 Kinross Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	06DA-29861
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS.
SUITE 1208 FIDELITY FEDERAL BLDG.
NASHVILLE, TENN. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$56,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 1982

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

7635 05/17 82 12 - SHEET

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

5663 .00- CO
4800 .00= .10
160.80 CO TX
96.00 .10 TX
.50 PRFEE
12.00 WDEED
CHECK 288.10-
7635A15/17/82 001 .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9 1-6 8 5

IDENTIF. REFERENCE

MAY 17 12 19 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 881567