ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara R. Hunter (NAME)	Same (NAME)	98-4
555 Dupont Ave apt A-5 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D-14375
Madison Tenn 37115		

For and in Consideration of the sum of TWENTY-EIGHT THOUSAND AND NO/100------

($28,000.00)---------- Dollars,

of which TWO THOUSAND THREE HUNDRED FIFTY AND NO/100 (2,350.00)-- Dollars,

has been paid in cash by Barbara R. Hunter BOOK 5906 PAGE 1

the receipt of which is hereby acknowledged, and for the remainder TWENTY-FIVE THOUSAND

SIX HUNDRED FIFTY AND NO/100 ($25,650.00)---------- Dollars,

the said Barbara R. Hunter D. has executed two installment deed notes payable to the order of John Waldron and wife, Daisy Bell Waldron; one note in the principal amount of $25,000.00 payable in 84 equal monthly payments of $428.07 each with the first installment due and payable August 1, 1982 and thereafter alike amount on the first day of each succeeding month until the entire amount both principal and interest has been paid in full. Said note bears interest at the rate of 11% per annum, and interest is included in said payments. One note in the principal amount of $650.00 payable in three monthly installments of $216.66 each, with the first installment being due and payable August 1, 1982 and thereafter alike amount on the same day of each succeeding month until the entire amount has been paid in full. Said note bears no interest.

all of said notes bearing ~~six percent~~ as shown above 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, John D. Waldron and wife, Daisy Bell Waldron

have this day bargained and sold, and do hereby transfer and convey unto the said Barbara R. Hunter, a single person her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th Councilmanic District of Davidson County, Tennessee, and more particularly described as follows according to a boundary survey dated March 24, 1981 prepared by Charles M. Morgan, Tennessee No. 970.

Beginning at the intersection of the westerly margin of Earheart Road and the northerly margin of Interstate 40; said intersection point being a concrete monument; thence leaving the said margin of Earheart Road and with the margin of Interstate 40 south 89 deg. 21' 53" west 435.78 feet to a concrete monument; thence south 89 deg. 17' west 699.21 feet to a concrete monument; thence south 89 deg. 26' 40" west 495.41 feet to a concrete monument; said concrete monument being situated in the easterly property line of the Thomas Golden property, as recorded in Book 4759, page 250, Register's Office for Davidson County, Tennessee; thence leaving the said margin of Interstate 40 and with the said easterly property line of Thomas Golden and generally with a fence line north 06 deg. 19' 13" east 291.46 feet to an iron pin by a fence post; said iron pin being a common property corner of the said Thomas Golden property, the W. L. Hall property as of record in Book 2240, page 458, said Register's Office, and the Helen Sullivan Property as of record in Book 1415,page 216, said Register's Office; thence leaving the said easterly property lines of Thomas Golden and W. L. Hall and with the southerly property line of Helen Sullivan, and generally with a fence line south 86 deg. 43' 22" east 937.11 feet to an iron

(Continued)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is 28,000.00

Subscribed and sworn to before me, this the 1 day of July 19 82

Barbara R. Hunter
Affiant

My commission expires: 10-17-82
(Affix Seal)

Dewey W. Fudge
Notary Public at large

STATE OF

said iron pin being a common property corner of the said Helen Sullivan property and the Orveline Goins property as of record in Book 5411, page 428, said Register's Office; thence leaving the said Helen Sullivan property and along the southerly property line of the said Orveline Goins property, and generally with a fence line south 86 deg. 06' 03" east 673.24 feet to a concrete monument situated in the aforementioned westerly margin of Earheart Road; thence with the said margin of Earheart Road south 03 deg. 00' 33" west 172.19 feet to the point of beginning, containing 8.69 acres,more or less.

BOOK 5906 PAGE 2

Being the same property conveyed to John D. Waldron by deed from Commerce Union Bank, a Tennessee Banking Corporation, of record in Book 5736, page 603, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Barbara R. Hunter, her (~~successors~~), *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.*, except 1982 taxes which have been prorated and are to be paid by purchaser.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Barbara R. Hunter, her (~~successors~~), *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 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 dollar paid in cash, receipt of which is acknowledged, the said Barbara R. Hunter *hereinafter referred to as trustors, hereby transfer and convey unto* Dewey Pedigo, Jr., *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 $....., 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 his 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 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

BOOK 5906 PAGE 3

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 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 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. 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 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 indebtedness 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 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, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 1 *day of* July, *19*82.

G.9 & I.8 9

IDENTIF. REFERENCE

JUL 2 10 19 AM '82

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

John D. Waldron

Daisy Bell Waldron

Barbara R. Hunter

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, *a Notary Public in and for said County and State,* Barbara R. Hunter and John D. Waldron and wife, Daisy Bell Waldron, *the within named 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* 1 *day of* July, *19*82.

Dewey W. Pedigo
Notary Public

Commission expires 10-17-82

07/02 105.90- CHECK

5926

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5906 PAGE 4

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
			28000.00- CO	
			25650.00- MO	
			72.60 CO TX	
			23.60 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	105.30-
			5926A07/02/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9 & 1.89

IDENTIF. REFERENCE

JUL 2 10 19 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 889542