INSTALLMENT DEED

BOOK 5921 PAGE 191

For and in Consideration of the sum of FORTY FIVE THOUSAND EIGHT HUNDRED TWENTY FOUR AND 51/100---------- Dollars, of which FIFTEEN THOUSAND AND NO/100---------- Dollars, has been paid in cash by Priscilla M. Keller the receipt of which is hereby acknowledged, and for the remainder THIRTY THOUSAND EIGHT HUNDRED TWENTY FOUR & 51/100---------- Dollars, the said Priscilla M. Keller has assumed the balance due and owing on an Installment Deed of record in Book 5338, page 970, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the first mortgage lien evidenced by deed of trust of record in Book 4649, page 539, Register's Office for Davidson County, Tennessee.

And has executed a promissory note of even date in the original principal amount of $4,570.00 payable to Earl D. Hildebrand and Eddie A. Hill, III, which note is payable in accordance with the terms and conditions set forth therein.

all of said notes bearing Twelve 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, Earl D. Hildebrand and Eddie A. Hill, III, a partnership have this day bargained and sold, and do hereby transfer and convey unto the said Priscilla M. Keller heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 30 on the Plan of Donelson Hills, of record in Book 2331, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 100 feet on the northerly side of June Drive and extends back 203 feet on the westerly line and 164.6 feet on the easterly line to a dead line in the rear measuring 107 feet thereon.

Being the same property conveyed to Earl D. Hildebrand and Eddie A. Hill, III by Installment Deed from George B. Kelley and wife, Marion W. Kelley of record in Book 5338, page 970, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2100 June Dr., Nashville, Tenn.
(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 Priscilla M. Keller heirs and assigns forever she covenant that she is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

She further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said Priscilla M. Keller her 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, I, the said Priscilla M. Keller

do hereby transfer and convey unto Richard D. Taylor, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Priscilla M. Keller 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 $ 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.

I 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 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 I, the said Priscilla M. Keller 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 I 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; I 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. I 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. I 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 Priscilla M. Keller 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 Richard D. Taylor, 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 Earl D. Hildebrand and Eddie A. Hill, III and Priscilla M. Keller hereunto set our hands at Nashville, Tennessee, this the 5th day of Aug. 19 82

X Priscilla M. Keller

X Earl D. Hildebrand

X Eddie A. Hill, III

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl D. Hildebrand and Eddie A. Hill, III a partnership

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 5th day of August, 19 82

Commission Expires 11-5-83

Notary Public.

STATE OF Tennessee
Davidson **County.**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Priscilla M. Keller

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

Witness my hand and official seal at Nashville, this 5th day of August, 19 82

Commission Expires 11-5-83

Notary Public.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5921 PAGE 194

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)

H 0 3 0 3 8

T. IDENTIF. REFERENCE

AUG 6 2 58 PM '82

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

YORLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Priscilla M. Keller (NAME)	Marsh Mortgage Co. (NAME)	95-1
2100 June Dr. (STREET ADDRESS OR ROUTE NUMBER)	2449 Park Road, Box 4329 (STREET ADDRESS)	35
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Charlotte, North Carolina (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Lawyer's Escrow Service, Inc.
1161 Murfreesboro Rd., #248
Nashville, Tenn. 37217

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 45,824.51 Priscilla M. Keller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

5th DAY OF August, 1982

Notary Public

MY COMMISSION EXPIRES: 11-9-83

(AFFIX SEAL)

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 5921 PAGE 195

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
			45824.51- CO	
			30624.51- MO	
			119.08 CO TX	
			28.60 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 160.38-	
2082A08/06/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 3038

IDENTIF. REFERENCE

AUG 6 2 58 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 895488