Installment Deed

BOOK 5921 PAGE 459

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald P. Duhl (NAME:)	Same (NAME:)	11D 62737 &
1024 Falls Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 62738
Madison Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND ONE HUNDRED FORTY and no/100---------- *Dollars,*

of which FIVE THOUSAND ONE HUNDRED FORTY and 00/100---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder THREE THOUSAND and 00/100---- *Dollars,*

RONALD P. DUHL and wife, JOAN DUHL, and JOE L. CROCKETT and wife, MARILYN CROCKETT *have executed*

their joint promissory note, payable on or before September 1, 1983, with interest at the rate of 10% per annum,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, HORACE C. MOORE,

have this day bargained and sold, and do hereby transfer and convey unto the said RONALD P. DUHL and wife, JOAN DUHL; and JOE L. CROCKETT and wife, MARILYN CROCKETT, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 3 and Lot No. 4 on the Plan of a Resubdivision of Lots 9 and 23 on the unrecorded plan of Anderson Estates, as of record in Book 5190, page 112, Register's Office for said County, as more fully described as follows:

LOT NO. 3: Beginning at a point in the westerly margin of Scalf Drive, common corner of Lots Nos. 3 and 4; thence leaving said margin with the line between said two lots, North 87°30' West 201.85 feet to a point in the line of Lot No. 1; thence with the line between Lots Nos. 1 and 3, North 2°30' East 48.40 feet to a point, common corner of Lots Nos. 1 and 3; thence South 87°30' East 26.85 feet to a point; thence North 2°30' East 16.60 feet to a point; thence South 87°30' East 175.00 feet to a point in the westerly margin of said Scalf Drive; thence with said margin, South 2°30' West 65.00 feet to the point of beginning.

Being the same property conveyed to Horace C. Moore and wife, Ruth C. Moore, by deed from C. A. Wilson, Trustee, of record in Book 5421, page 652, Register's Office for Davidson County, Tennessee. The said Ruth C. Moore having since died on May 19, 1982.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,140.00

Subscribed and sworn to before me, this the 6th day of August 19 82

Joe L. Crockett
Affiant

My commission expires: Jan. 30, 1984
(Affix Seal)

Notary Public

LOT NO. 4: Beginning at a point in the westerly margin of Scalf Drive, common corner of Lots Nos. 3 and 4; thence with said margin South 2°30' West 40.80 feet to the beginning of a curve having a radius of 25 feet; thence with said curve, southwestwardly 39.27 feet to a point in the northerly margin of Roosevelt Avenue; thence with said margin, North 87°30' West 176.85 feet to a point, common corner of Lots Nos. 2 and 4; thence leaving said margin with the line between Lot No. 4 and Lots Nos. 1 and 2, North 2°30' East 65.80 feet to a point, common corner of Lots Nos. 3 and 4; thence with the line between said two lots, South 87°30' East 201.85 feet to the point of beginning.

Being the same property conveyed to Horace C. Moore and wife, Ruth C. Moore by deed from C. A. Wilson, Trustee, as of record in Book 5441, page 506, Register's Office for Davidson County, Tennessee. The said Ruth C. Moore having since died.

This is unimproved (XX) improved ( ) property, known as Lot 3 and Lot 4, Scalf Drive, Madison, TN 37115
(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 RONALD P. DUHL and wife, JOAN DUHL; and JOE L. CROCKETT and wife, MARILYN CROCKETT, *their (successors), 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 and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* RONALD P. DUHL and wife, JOAN DUHL; and JOE L. CROCKETT and wife, MARILYN CROCKETT, their *(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 RONALD P. DUHL and wife, JOAN DUHL; and JOE L. CROCKETT and wife, MARILYN CROCKETT *hereinafter referred to as trustors, hereby transfer and convey unto* CURTIS M. LINCOLN, *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.

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 6th *day of* Aug *, 1982*

Horace C Moore

Joe L. Crockett

Marilyn Crockett

Gerald T. Sisk

Joan Dunl

This instrument prepared by:

J. K. Woodard, Attorney
919 West Main Street
Hendersonville, TN 37075

Mail

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* HORACE C. MOORE

the within named 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 Hendersonville, *Tennessee, this* 6th *day of* August *, 1982.*

J. K. Woodard *Notary Public*

Commission expires Jan 31, 1984

SEAL

STATE OF TENNESSEE

COUNTY OF SUMNER

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Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* RONALD P. DUHL and wife, JOAN DUHL, and JOE L. CROCKETT and wife, MARILYN CROCKETT *the within named 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 Hendersonville, Tennessee *this* 6th *day of* August, *19* 82.

Commission expires Jan 30, 1984 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am 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 .....

H03149

INSTALLMENT DEED

FROM

TO

IDENTIF. REFERENCE

AUG 9 9 32 AM '82

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____ BOOK 5921 PAGE 463

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
			8140.00- CO	
			3000.00- MO	
			21.06 CO TX	
			1.00 MO TX	
			.50 PRFEE	
			12.00 TDEED	
		VD	12.00- TDEED	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 34.56-
2202A08/09/82 BAL .00

H.O.3 1.4 9

IDENTIF. REFERENCE T

AUG 9 9 32 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 895601