OFFICIAL RECEIPT

Installment Deed

BOOK 5927 PAGE 767

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael E. Colorigh	Earl Hawkins	Map 15-90.4
(NAME) 2523 Nolensville Pk.	(NAME) P.O. Box	14D 28010
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty Three Thousand Five Hundred ($53,500.00) *Dollars,* evidenced by a promissory note, of even date herewith, executed by Michael E. Coloright and wife, Shirley I. Coloright payable to Earl Hawkins - payable in monthly installments of $500.00 per month, with interest at the rate of 10% per annum from date beginning September 1, 1982 and on the 1st day of each month thereafter, subject to conditions hereinafter set out as to credits on said note, accrued interest shall be first deducted and the balance credited to the principal sum;

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, Earl Hawkins, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Michael E. Coloright and wife, Shirley I. Coloright, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

LAND in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris et al lands, as of record in Plan Book 2, Page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, dated June 20, 1963, as follows:

BEGINNING at a point in Morgan Road, said point being the northeast corner of the land conveyed to George S. Brent and Charles A. Gentry, by deed of record in Book 3133, Page 501, Register's Office for said county; thence South 2 deg. 30' West 1021 feet to a point; thence North 88 deg. 30' West 80 feet to a point; thence due North 865 feet to a point in said Morgan Road; thence with said road, North 34 deg. 30' East 200 feet to the beginning.

BEING the same property conveyed to Earl Hawkins by deed from James A. O'Hara. District Director of Internal Revenue for the District of Nashville, of record in Book 4456, Page 935, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53500

Affiant

Subscribed and sworn to before me, this the 23rd day of December 1982

My commission expires:

(Affix Seal)

Notary Public

CONDITIONS:

(1) All real estate taxes and fire insurance premiums only, not exceeding the amount of 1982 dollars and cents during the life of this indebtedness shall be paid by Earl Hawkins, the conveyor, and all amounts in excess of 1982 dollars and cents shall be paid by the conveyees;
(2) This property is conveyed subject to indebtedness due Home Federal Savings & Loan Association of Nashville, however, Earl Hawkins, the conveyor, shall be liable for and liquidate the indebtedness due Home Federal Saving & Loan Association of Nashville by paying the regular monthly payments;
(3) The conveyor's liability for payment of insurance and taxes, not exceeding the amount due for the year 1982 and indebtedness due Home Federal Savings & Loan Association of Nashville shall cease after the total amount of $53,500.00, plus interest, is paid in accordance with terms of the note, without any default in payments.

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 Michael E. Colorigh and wife, Shirley I. Colorigh, 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,* except as set out herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael E. Colorigh and wife, Shirley I. Colorigh, 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 Michael E. Colorigh and wife, Shirley I. Colorigh, *hereinafter referred to as trustors, hereby transfer and convey unto* Jacobs H. Doyle, *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 $53,500.00, *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 3927 PAGE 769

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 19th. *day of* August, *19*82.

Michael E. Colorigh

Shirley I. Colorigh

Earl Hawkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Michael E. Colorigh, Shirley I. Colorigh, Earl Hawkins

*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 Nashville, Tennessee *this* 19th. *day of* August, *19*82.

James E. Whitty *Notary Public*

Commission expires October 17, 1982

4656 STATE OF ..... }
COUNTY OF ..... }

BOOK 5927 PAGE 770

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

the within named 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 }

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.....

INSTALLMENT DEED

FROM

EARL HAWKINS

TO

MICHAEL E. COLORIGH, ET UX

THIS INSTRUMENT WAS PREPARED BY
JACOBS & DOYLE, ATTORNEY
428 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FILED AND RECORDED
DAVIDSON COUNTY, TN
REGISTER

AUG 23 10 03 AM '82

IDENTIF. REFERENCE

H 0 5 2 5 7

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

RECEIVED OF _____ BOOK 5927 PAGE 771

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
			53500.00- CO	
			53500.00- MO	
			139.10 CO TX	
			51.50 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CASH	203.10-
4806A	08/23/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 5 2 5 7

IDENTIF. REFERENCE

Aug 23 10 03 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898113