PLEASE MAIL BACK TO:
JOHN G. DOAK
2740-A OLD LEBANON RD.
NASHVILLE, TN 37214

This Form furnished by Attorneys Title Company, Inc.

"WRAPAROUND"
INSTALLMENT DEED

Form No. WD-4

FROM

THOMAS P. McHUGH ET UX
BETTIE J. McHUGH

TO

LEAMON ANDREWS ET UX
MARIANNA ANDREWS

For draftsman's use

PREPARED BY: mail

JOHN G. DOAK, ATTORNEY
2740-A Old Lebanon Road
Nashville, TN 37214

BOOK 5938 PAGE 888

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leamon Andrews et ux (NAME)	SAME (NAME)	14W11025
600 Heritage Dr. #303 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-16
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	318

(FOR REGISTER'S USE)

H 09053

T. IDENTIF. REFERENCE

Sep 20 9 29 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 8,500.00 Leamon Andrews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 1982.

Marie B. Simmons
Notary Public

MY COMMISSION EXPIRES: 19 January, 1986

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of EIGHT THOUSAND FIVE HUNDRED and no/100 ($8,500.00) **DOLLARS**

of which $ 180.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed an installment deed note of even date to the order of Thomas P. McHugh and wife, Bettie J. McHugh in the principal amount of $8,320.00, payable together with interest at the rate of 12% per annum as follows: payable in 204 equal, successive, monthly installments of $95.78 each commencing on the 1st day of October, 1982.

The existing first mortgage shall be paid by seller, when and as due. In event seller should fail to pay payment on existing first mortgage, buyer shall have the option to but not the duty to pay the same and to deduct such payment from the money next due to seller. Buyer to provide seller proof of payment of taxes annually in January for preceding year and within 10 days of insurance anniversary as to insurance payment.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

THOMAS P. McHUGH and wife, BETTIE J. McHUGH

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

LEAMON ANDREWS and wife, MARIANNA ANDREWS

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being part of Block "D" on the Plan of the Subdivision of the Homestead Block of Hermitage Addition, as of record in Book 57, page 76, Register's Office for said County, and being the southerly part of the easterly 36 feet of Lot No. 5 and the southerly part of the westerly one (1) foot of said Lot No. 6 on the Plan of the Subdivision of Block "D" not of record described as follows:

BEGINNING at a point in the northerly margin of Fain Street, formerly Hermitage Avenue at a point 214 feet east of the easterly margin of Decatur Street; thence northwardly parallel to the easterly margin of Decatur Street, 93 feet to a point in the southerly margin of the property conveyed to the State of Tennessee; thence with the same S 67° 5' east 39 feet to a point; thence southerly 81 feet to a point in the northerly margin of Fain Street; thence with the margin of the same, westerly 37 feet to a point of beginning.

BEING the same property conveyed to Thomas P. McHugh and wife, Bettie J. McHugh by deed from Herbert Nesbit

This is unimproved (X) improved ( ) property, known as 152 Fain Street, Nashville, TN 37210
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

OFFICIAL RECORD

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seised and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, 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 grantees herein do hereby transfer and convey unto _____ 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 grantees 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 $ full insurable 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 interest 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 grantees, 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; 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 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:

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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 advise 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 the grantees herein, their heirs, 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the 23rd day of August 19 82.

Thomas P. McHugh

Bettie J. McHugh

Leamon Andrews

Marianna Andrews

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas P. McHugh and wife, Bettie J. McHugh and Leamon Andrews and wife, Marianna Andrews 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 23rd day of August, 19 82

Marie B. Cummings, Notary Public.

Commission expires 19 January, 1986.

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 _____.

9569 09/20/82 14:00 CHECK

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
			8500.00- CO	
			83.20- MO	
		VD	83.20 MO	
			8320.00- MO	
			22.10 CO TX	
			6.30 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	34.90-
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK				.00

H090 53
1
Identify Reference
Sep 20 9:29 AM '82
Felix Z. Wilson II, Reg.
Davidson County Tn.

No. 900417