This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

GRACE BLACK ALLSBROOKS

TO

PETER E. LYNCH AND WIFE,

SUSAN L. LYNCH

For draftsman's use
This instrument prepared by:
John H. Cheadle, Sr., Attorney
Stahlman Building
Nashville, Tn. 37201

BOOK 5941 PAGE 490

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER E. LYNCH ET UX SUSAN L LYNCH P.O. Box 50640 (NAME)	Same (NAME)	103-10-128
107 White Bridge Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8DA 46060
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 10006

IDENTIF. REFERENCE

SEP 24 3 15 PM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 65,000.00 Grace Black Allsbrooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 19 82.

Notary Public

MY COMMISSION EXPIRES: 1/26/85

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ---------($65,000.00)----------
SIXTY FIVE THOUSAND AND NO/100---------- DOLLARS

of which $ 13,000.00 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 their one note of even date herewith in the original principal amount of $52,000.00, payable to the order of the grantor herein in 240 monthly installments of $609.22 each, the first of which is due and payable on the 1st day of November, 1982, and thereafter a like amount on the 1st day of each succeeding month, with the last installment becoming due and payable on the 1st day of October, 2002. The installments include interest at the rate of 13% per annum, said payments to be applied first to interest and balance to principal until the entire amount both principal and interest, shall have been paid in full, all in accordance with the terms and conditions as set out in said note.

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.

Grace Black Allsbrooks, unmarried

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

Peter E. Lynch and wife, Susan L. Lynch

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

Land in Davidson County, Tennessee, being Lot No. 11 in Section 1 of Brookside Courts Addition No. 4, as of record in Book 1835, page 81, Register's Office for said County.

SAID Lot No. 11 fronts 80 feet on the westerly side of White Bridge Road, and runs back between lines, 175 feet to a dead line and measures 80 feet thereon.

BEING the same property conveyed to Miss Grace Black and Mrs. Cecelia Black by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2018, page 29, Register's Office for Davidson County, Tennessee. The said Cecelia Black having since conveyed her 1/2 undivided interest in said property to Grace Black by deed of record in Book 4382, page 444, Register's Office for Davidson County, Tennessee. Grace Black aka Grace Black Allsbrooks.

This is unimproved ( ) improved (X) property, known as 109 (House Number) White BridgeRoad (Street) Nashville, Tn. (P. O. Address; City or Town) (Postal Zone)

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 seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.

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 John H. Cheadle Sr. 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 $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 herein, 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:

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 24th day of September 19 82.

Grace Black Allsbrooks, unmarried

Peter E. Lynch

Susan L. Lynch

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 Peter E. Lynch and wife, Susan L. Lynch, and Grace Black Allsbrooks, unmarried 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 24th day of September, 19 82

Mary W. Parker
Notary Public.

Commission expires 1/20/85

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

THIS FORM FURNISHED BY

ATTORNEYS TITLE COMPANY

INSTALLMENT DEED **NOTE** BOOK 5941 PAGE 492

("DEED OF TRUST" OR "INSTALLMENT DEED")

Nashville, Tennessee

$52,000.00 September 24, 1982

FOR VALUE RECEIVED the undersigned, who may hereinafter be referred to as "Maker", promise(s) to pay to the order of Grace Black Allsbrooks, hereinafter referred to as "Payee(s)", the principal sum of FIFTY TWO THOUSAND AND NO/100---------- Dollars ($ 52,000.00), in 240 monthly (no.) monthly, quarterly, etc. installments as follows: On the 1st day of November, 1982, the sum of SIX HUNDRED NINE and 22/100---------- Dollars ($ 609.22) and thereafter the sum of SIX HUNDRED NINE and 22/100---------- Dollars ($ 609.22) on the 1st day of each succeeding month, the last installment, for the sum of SIX HUNDRED NINE and 22/100---------- Dollars ($ 609.22), being due on the 1st day of October, 2002 The installments (unpaid principal, or installments) ~~xxxxxx~~ include interest at the rate of thirteen per centum (13 %) per annum, said payments to be applied first to interest and balance to principal until the entire amount both principal and interest, shall have been paid in full.

In the event of default in the payment of any installment, principal or interest, the same shall bear interest, at the highest rate of interest per annum permitted by the laws of Tennessee, from and after its due date.

All installments of both principal and interest due on this note are payable in Nashville, Tennessee, at par, in lawful money of the United States of America, in the office of _____.

This note is secured by a n installment deed (deed of trust or installment deed) of even date duly recorded in the Register's Office of Davidson County, Tennessee, made by Grace Black Allsbrooks (and, if an installment deed, in which Maker(s) joined) conveying to Peter E. Lynch and wife, Susan L. Lynch ~~xxxxxx~~ Trustee, Lot No. 11 in Section 1, Brookside Courts Addition No. 4, Book 1835, page 81, Registers Office in said County.

Privilege is reserved of paying any number of said payments or this note may be paid in full on any paying date.

Demand, notice and protest are expressly waived; and if not paid in full at the time and in the manner above specified, then all principal and accrued interest shall, at the option of the legal holder hereof, become at once due and payable without notice, and in the event of such default, I or we will pay all expenses and costs, including reasonable attorney's fees, incident to collection, or enforcement or protection of any rights appertaining to, or growing out of the instrument securing this note; and it is expressly agreed that all rights granted to the payee herein, under the provisions of the instrument securing this note, shall inure to the benefit of, and be enforcible by, any lawful owner and holder of this note.

Failure of the owner and holder of this note to enforce any right herein granted, at any time, shall not preclude the right to enforce such rights as to any subsequent default or violation, the rights herein granted being continuing ones.

Peter E. Lynch

Peter E. Lynch

Susan L. Lynch

Susan L. Lynch

PAYMENTS MADE

Date Paid	Interest	Principal	Balance	Init	Date Paid	Interest	Principal	Balance	Init	Date Paid	Interest	Principal	Balance	Init

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5941 PAGE 493

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
			65000.00- CO	
			52000.00- MO	
			169.00 CO TX	
			50.00 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 228.50-	
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK				.00

H 10006

IDENTIF. REFERENCE

SEP 24 3 15 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 901602