THIS INSTRUMENT PREPARED BY:
ROBERT L. DOZIER, ATTORNEY-AT-LAW
707 NASHVILLE CITY BANK BLDG
NASHVILLE, TENNESSEE 37201

Installment Deed

BOOK 5943 PAGE 803

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEPHEN C. LeMAY, ET UX	SAME	MAP NO. 51-11
(NAME)	(NAME)	
1410 Oakland Acres Drive	SAME	PAR. 88
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	SAME	11D 17252
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND NO/100---------- ($200,000.00) ---------- *Dollars,*
of which TEN THOUSAND AND NO/100---------- ($10,000.00) ---------- *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder ONE HUNDRED NINETY THOUSAND AND NO/100- ($190,000.00) ---------- *Dollars,*

STEPHEN C. LeMAY and wife, CHRISTY R. LeMAY *have executed*

their note of even date herewith, payable to the order of RUBY RICH and husband, JOHN T. RICH in the principal sum of ONE HUNDRED NINETY THOUSAND AND NO/100 ($190,000.00), to which reference is hereby made for a more complete description thereof,

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,

RUBY RICH

have this day bargained and sold, and do hereby transfer and convey unto the said

STEPHEN C. LeMAY and wife, CHRISTY R. LeMAY, their ~~heirs and assigns,~~ heirs and assigns,

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

LAND in Davidson County, Tennessee, being Lot No. 15 on the Map of Oakland Acres, Section 11, of record in Plan Book 3700, page 26, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 159.98 feet on the west side of Oakland Acres Drive and extends back between lines 210.3 feet on the northline and 195.6 feet on the south line to a dead line in the rear on which it measures 191.53 feet.

BEING the same property conveyed to Mrs. Ruby Rich (being one and the same as Ruby Rich) by deed from Hardcastle Construction Co., Inc., a Tennessee corporation, of record in Book 4103, page 842, Register's Office for Davidson County, Tennessee. John T. Rich, husband of Ruby Rich joins in this conveyance for the purpose of transferring any and all of his right, title and interest in said premises to the Grantees.

In the event Stephen C. LeMay and wife, Christy R. LeMay elect to sell the real property described hereinabove, or any of their interest therein, prior to the payment in full of the note secured by the vendor's lien, as hereinafter set out, then Ruby Rich and husband, John T. Rich shall have the right to elect to repurchase the property from the

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 200,000.00

Subscribed and sworn to before me, this the 30 day of Sept. 19 82

John T. Rich
Affiant

My commission expires: 7/21/84
(Affix Seal)

Robert L. Dozier
Notary Public

unimproved ( )
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 Grantees their (successors), 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 unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, 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 Grantees hereinafter referred to as trustors, hereby transfer and convey unto ..... 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.

09/30 7200-5 SEC X
1742

Grantees under the terms and conditions as set out in the note, executed of even date by the Grantees. Likewise, in the event Grantors elect not to exercise their right of repurchase the installment deed note executed by the Grantees may be assumed by a subsequent purchaser only with the written consent of the Grantors, again as set out under the terms and conditions of said note. The note secured by the lien retained in this installment deed shall immediately become due and payable at the option of the Holder thereof and the right to foreclose shall immediately accrue, under the terms and conditions of this instrument, if the Makers of said note (Grantees herein) convey the premises, or any interest therein, to any other party, or the Makers' interest in said premises becomes vested in any other party other than by inheritance, without the written consent of the Grantors hereof. THE RIGHTS AND PRIVILEGES GRANTED TO RUBY RICH AND HUSBAND, JOHN T. RICH, AS HEREIN SET OUT AND AS SET OUT IN SAID INSTALLMENT DEED NOTE, SHALL CEASE AND BECOME NULL AND VOID UPON PAYMENT IN FULL BY THE GRANTEES OF THE BALANCE DUE AND OWING UNDER SAID NOTE AND THE RECORDING, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OF A FULL RELEASE OF THE LIEN RETAINED UNDER SAID NOTE.

unimproved ( ) This is improved (X) property, known as 1410 Oakland Acres Drive, Madison, Tennessee 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 STEPHEN C. LeMAY and wife, CHRISTY R. LeMAY, their ~~successors~~ *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 unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* STEPHEN C. LeMAY and wife, CHRISTY R. LeMAY, 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 STEPHEN C. LeMAY and wife, CHRISTY R. LeMAY *hereinafter referred to as trustors, hereby transfer and convey unto* ROBERT L. DOZIER, *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 $ value *, 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 5943 PAGE 805

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:

or in the event of a violation of any other*

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.

*terms and conditions hereof,

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 30 *day of* Sept. *, 19* 82

H 10759

IDENTIF. REFERENCE

SEP 30 2 07 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Stephen C. LeMay
STEPHEN C. LeMAY

Ruby C. Rich
CHRISTY R. LeMAY

Christy R. LeMay
RUBY RICH

John T. Rich
JOHN T. RICH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier *, a Notary Public in and for said County and State,*

STEPHEN C. LeMAY and wife, CHRISTY R. LeMAY, and RUBY RICH and husband, JOHN T. RICH

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* 30 *day of* September *, 19* 82

Robert L. Dozier
Notary Public

Commission expires 7/21/84

STATE OF .....

COUNTY OF .....

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

RUBY RICH

TO

STEPHEN C. LeMAY and wife,

CHRISTY R. LeMAY

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 5943 PAGE 807

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
			200000.00-	CO
			190000.00-	MO
			520.00	CO TX
			188.00	MO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	720.50-
1742A	09/30/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.I. 07.59

IDENTIF. T REFERENCE

SEP 30 2 07 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 902508