OFFICIAL RECEIPT

BOY 2

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael L. Rickenbaker (NAME)	Lomas & Nettleton Company (NAME)	
6469 Thunderbird Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 62923 (STREET ADDRESS)	102-4-121
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, VA 23462 (CITY) (ZONE) (STATE)	8DA-33124

BOOK 5961 PAGE 556

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of FIFTY-NINE THOUSAND FIVE HUNDRED and 00/100 - - - - ($59,500.00) - DOLLARS of which $ 1004.18 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said Grantees assume and agree to pay the approximate balance of $30,715.13 due on a Note secured by a Deed of Trust of record in Book 4991, page 211, Register's Office for Davidson County, Tennessee, and for the balance remaining, the Grantees have executed their Note of even date payable to Helen J. Harrington in the amount of $27,780.69, bearing interest at the rate of eleven (11%) percent per annum, payable in 300 monthly installments as follows: The sum of $200.00 per month, including principal and interest, beginning on the 1st day of January, 1983, and a like sum each and every month thereafter until the balance of principal and interest is paid in full on the 300th month. Grantee has the privilege of prepayment without penalty. The second mortgage shall not be assumed by another party.

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.

HELEN J. HARRINGTON, an unmarried person,

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

MICHAEL L. RICKENBAKER and wife, ALLISON F. RICKENBAKER,

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

Being Lot No. 1101 on the Map of Charlotte Park, Section 19, as of record in Book 3600, page 83, Register's Office for said County, more particularly described as follows:

Said Lot No. 1101 fronts 81.38 feet on the southeasterly side of Thunderbird Drive and extends back 151.8 feet on the northeasterly line and 150.2 feet on the southwesterly line, to a line in the rear on which it measures 89.80 feet.

Being the same property conveyed to Helen J. Harrington by deed from Mary J. Smith Gordon and husband, Gill H. Gordon, of record in Book 5817, page 469, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 6469 Thunderbird Drive, Nashville, Tennessee 37209
(House Number) (Street) (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 convenant 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 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 J. M. Grissim 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 $ 59,500 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:

OFFICIAL RECEIPT

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.

BOOK 5961 PAGE 557

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 5th day of November 19 82.

Michael L. Rickenbaker
Michael L. Rickenbaker

Helen J. Harrington
Helen J. Harrington

Allison F. Rickenbaker
Allison F. Rickenbaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $59,500.00

Michael L Rickenbaker
Affiant

Subscribed and sworn to before me, this the 5th day of November 19 82

My commission expires February 26, 1984 (Affix Seal)

Notary Public

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 Michael L. Rickenbaker and wife, Allison F. Rickenbaker 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, this 5th day of November 19 82

Commission Expires February 26, 1984

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Helen J. Harrington, unmarried, with whom I am personally acquainted, and who, upon oath, acknowledged her self to be one of the ____, the within named bargainor, ~~a corporation~~, and that she ~~he~~ ~~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 Nashville, Tennessee, this 5th day of November 19 82

Commission Expires February 26, 1984

Notary Public

This instrument was prepared by:
J. M. Grissim, Attorney, 323 Union Street, Nashville, Tennessee 37201
Name Address

INSTALLMENT DEED

From
HELEN J. HARRINGTON, an unmarried person

To
MICHAEL L. RICKENBAKER and wife, ALLISON F. RICKENBAKER

H 16342

T.
IDENTIF. REFERENCE

Nov 8 3 12 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
314 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1003-NESSEY 8-1-75

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

RECEIVED OF _____

FOR BOOK 5961 PAGE 558

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

59600.00- CO
27780.69- MO
154.70 CO TX
25.80 MO TX
.50 PRFEE
6.00 WDEED
CHECK 187.00-
B702A11/06/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 6 3 4 2

IDENTIF. REFERENCE

NOV 0 3 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 909213