RUSH

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BOOK 5977 PAGE 191

IDENTIF. T REFERENCE

INSTALLMENT DEED

DEC 14 3 45 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FROM: Margie L. Williams

TO: Bobby R. Morefield

This instrument was prepared by:

Robert F. Doyle, Attorney
509 Stahlman Building
Nashville, Tennessee. 37201

Send the tax bills to and address new owners as follows:

Bobby R. Morefield
7915 Hooten Hows Road
Nashville, Tennessee. 37221

Map-Parcel Numbers:

92-13-118 11W-70850

82-16-356 18W-6275

83-10-271 23W-7331

83-13-384 23W-5680

82-12-39 19W-13230

82-8-42 19W-13475.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $183,846.16 Bobby R. Morefield

Subscribed and sworn to before me, this the 14th day of December, 1982.

Johnnie A. Andrews
NOTARY PUBLIC

My Commission Expires: April 20, 1986

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, paid in cash by the grantee hereinafter named, and for the remainder the grantee and his spouse have executed a promissory note, of even date herewith, in the principal sum of $210,846.16, payable to the order of Margie L. Williams, with interest and other provisions and agreements, all of which are made a part of this instrument and reference is here made to said promissory note for its full contents, provisions and agreements providing for payment over a three year period, and to secure the payment of said promissory note, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed, I, MARGIE L. WILLIAMS, a widow and single person, hereinafter called the grantor, have this day bargained and sold, and do hereby transfer and convey unto BOBBY R. MOREFIELD, herein called the grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

12/14 702.18- CHECK

5308

Tract No. 1 Land in Davidson County, Tennessee, being Lot No. 7 and the westerly half of Lot No. 6 of Block 14 on the map of Charlotte Park Company's Second Addition, as of record in Book 57, page 160 and 161, Register's Office for said County.

Said Lot No. 7 and part of Lot No. 6 front together 75 feet on the southerly side of Park Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Walter B. Williams and wife, Margie L. Williams, by deed from Neil Bateman and wife, of record in Book 3949, page 741, said Register's Office. The said Walter B. Williams having since died.

Tract No. 2 Land in Davidson County, Tennessee, being Lot No. 4 on the Map of R. D. Goodlett, Trustee's Subdivision of 220 feet of ground on the south side of Boscobel Street, as of record in Book 57, page 115, Register's Office for said County.

Said Lot No. 4 fronts 44 feet on the southerly side of Boscobel Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Walter B. Williams and wife, Margie L. Williams, by deed from W. G. Bedwell and wife, Mary P. Bedwell, of record in Book 4472, page 139, said Register's Office. The said Walter B. Williams having since died.

Tract No. 3 Land in Davidson County, Tennessee, being the southerly part of the easterly 8 feet of Lot No. 88 and the southerly part of the westerly 49 feet of Lot No. 89, on the Plan of Lockeland, a subdivision of the Chadwell Home Place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee, described according to a Survey made by Hickerson - Miller, Engineers, August 28, 1957, as follows:

Beginning at an iron pin on the northerly margin of Forrest Avenue, formerly Morrow Street, which pin is 8 feet north 87 deg. west of the southwest corner of Lot No. 89; thence north 4 deg. 30' east 146.4 feet to an iron pin; thence with a fence line south 86 deg. 30' east 57 feet to a point; thence south 4 deg. 30' west 145.5 feet, more or less, to a point in the northerly margin of Forrest Avenue; thence with the margin of the same, north 87 deg. west 57 feet to the point of beginning.

Being the same property conveyed to Walter B. Williams and wife, Margie L. Williams, by deed from Stanley Chernau, Trustee, of record in Book 3894, page 971, said Register's Office. The said Walter B. Williams having since died.

Tract No. 4 Land in Davidson County, Tennessee, being Lot No. 58 of Block "C" on the Plan of Lindsley Home Place, as of record in Plan Book 2, page 92, Chancery Court at Nashville, Tennessee.

Said Lot No. 58 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Walter B. Williams and wife, Margie L. Williams by deed from Morris Levine, Trustee, of record in Book 3986, page 115, said Register's Office. The said Walter B. Williams having since died.

Tract No. 5 Land in Davidson County, Tennessee, being Lot No. 133 on the Map of Neill S. Brown's Plan of Lots, as of record in Book 57, page 150, Register's Office for said County.

Said Lot No. 133 fronts 50 feet on the westerly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Walter B. Williams and wife, Margie L. Williams by deed from Catherine Trebing Lowery et al as of record in Book 2036, page 421, said Register's Office. The said Walter B. Williams having since died.

Tract No. 6 Land in Davidson County, Tennessee, being part of Lot No. 2, Block "B" on the map showing lots fronting on Fite Street (now Neill Avenue) in Blocks A and B in the subdivision of the Love - McFerrin Tract of record in Book 421, page 114, Register's Office for said County, and described as follows:

Beginning at a point in the west line of Fite Street (now Neill Avenue) at the corner of Block "A" amd "B"; thence with the line between said Blocks westerly 150 feet to the easterly margin of a 12 foot alley dedicated in a Deed of record in Book 653, page 253, said Register's Office; thence with the easterly margin of said alley, southerly 40 feet; thence easterly 150 feet to the westerly margin of Fite Street (now Neill Avenue); thence with the margin of the same, northerly 40 feet to the beginning.

Being the same property conveyed to W. B. Williams and wife, Margie L. Williams by deed from Royce McKissack, of record in Book 2043, page 520, Register's Office for said County. The said W. B. Williams having since died.

To have and to hold the said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said grantee, his 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 unemcumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the titles to the said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons.

For the purpose of conveying unto the Trustee the grantees interest in the real estate herein described, it is the intent of both Bobby R. Morefield and wife, Ann C. Morefield to so convey jointly to the said Trustee as hereinafter named.

And now, for the purpose of better and more effectively securing the payment of said lien promissory note, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said promissory note, as it matures, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, Bobby R. Morefield and wife, Ann C. Morefield, do hereby transfer and convey unto Robert F. Doyle, 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 do hereby agree to keep all building 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 promissory note 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 and holder of said Promissory note 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 promissory note, 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 date of such payment. Now, if we, the

said, Bobby R. Morefield and wife, Ann C. Morefield, shall pay the promissory note aforesaid when due, according to its 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 make any payment when due on said promissory note, 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 promissory note for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said promissory note, 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 promissory note, then past due and unpaid, all remaining unpaid principal with interest 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, 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 payments, 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 that Trustee fails, before selling said property, as herein provided, to enter and take posssession 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 the promissory note and accrued interest 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 trust may be required, the lawful owner and holder of said lien promissory note is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument of 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.

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, have hereunto set our hands this the 14 day of December, 1982.

Margie L Williams

Bobby R Morefield

Ann C Morefield

STATE OF TENNESSEE

COUNTY OF DAVIDSON

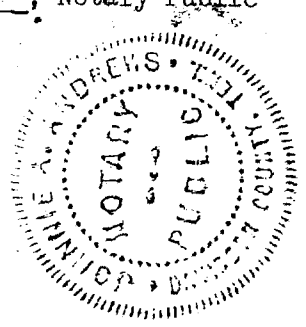
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Personally appeared before me, Johnnie A. Andrews, a Notary Public in and for said County and State, the within named Bobby R. Morefield, Ann C. Morefield, and Margie L. Williams the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennesssee, this 14th day of December, 1982.

Johnnie A Andrews, Notary Public

Commission Expires: April 20, 1986.



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

RECEIVED OF _____

FOR _____

BOOK 5977 PAGE 196

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
			183046.16- CO	
			210046.16- MO	
			477.68 CO TX	
			208.60 MO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	702.18-
	5306A	12/14/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 1 4 3 7

IDENTIF. REFERENCE

DEC 14 3 45 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915590