ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James V. Greer, et ux (NAME)	Same (NAME)	Map 91-10
5809 Leslie Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parc. 143
Nashville, TN 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Twenty Thousand & no/100 ($20,000.00) ---------- DOLLARS

of which $ 500.00 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 this date executed their joint promissory note in the principal amount of $19,500.00 payable to H.C. Duke in 360 monthly installments of $200.58 each which includes interest at the rate of 12% per annum with the first payment due and payable the 19th day of December, 1982 and a like payment the same day of each succeeding month until paid in full. Said payments are to be first applied to interest and then to principal.

BOOK 5982 PAGE 674

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

I, H.C. Duke, and wife, Elizabeth Duke

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

James V. Greer and wife, Patricia M. Greer

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

Being Lot No. 38 on the Plan of the Subdivision of Lots Nos. 39 and 40 of the B.F. Cockrill Farm, as of record in Book 332, page 41, Register's Office, Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the southerly side of Leslie Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to H.C. Duke by deed from John R. Parker, Trustee, of record in Book 5864, page 417, Register's Office for Davidson County, Tennessee, the said John R. Parker was appointed Substitute Trustee of record in Book 5852, page 165, R.O.D.C., Tennessee.

In the event the property is sold, transferred, conveyed or the title to the property changed, the entire indebtedness may be declared due and payable at the option of H.C. Duke.

Grantor does not warrant or guarantee the condition of the buildings on the property and they are sold as is.

This is improved [X] unimproved [ ] property known as 5809 Leslie Avenue, Nashville, TN 37209 (Number, Street, City or Town, Postal Zone)

TO HAVE AND TO HOLD the said real estate with the hereditaments and appurtenances 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 personal 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 fixing and more fully securing the payment of said promissory note, and avoiding and rendering unnecessary court proceedings for the enforcement of the provisions of this instrument, as hereinafter provided, and for the consideration of one dollar to us in hand paid, we the said grantors, hereby bargain, sell, transfer and convey unto John R. Parker, his successor and assigns, the real estate hereinbefore described, with the appurtenances, title and interest thereto belonging, for the purpose aforesaid only. We the said grantors hereby agree to keep all buildings now on said lot or hereafter erected on said property, insured in a reliable fire insurance company in the sum of $ insurable value until the notes herein secured are fully paid, and to have the policy of insurance payable to the grantee herein and the holder of said notes, 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 one of them may do same, and charge and secure the amounts 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 shall keep said 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 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 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 grantors 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 28 day of DECEMBER 1982

H. C. Duke — James V. Greer

Elizabeth Duke — Patricia M Greer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00

Patricia M. Greer
Affiant

Subscribed and sworn to before me, this the 28 day of Dec 1982

My commission expires 4-20-86 (Affix Seal)

Harold E Collins
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

BOOK 5982 PAGE 675

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named H.C. Duke, Elizabeth Duke, James V. Greer and Patricia M. Greer the bargainor, 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 28 day of Dec 1982

Commission Expires 4-20-86

Harold E Collins
Notary Public

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 instrument was prepared by:
H.E. Collins, Attorney, 802-51st Avenue, N., Nashville, Tennessee 37209
Name — Address

H23116

INSTALLMENT DEED

FROM

TO

IDENTIF. REFERENCE

DEC 28 11 07 AM '82

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
311 11th Avenue North
NASHVILLE, TENNESSEE 37203
Phone (615) 259-2200

FORM NO. 10-5 (REVISED 1-75)

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

RECEIVED OF _____

FOR _____

BOOK 5982 PAGE 676

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
			20000.00- CO	
			19500.00- MO	
			52.00 CO TX	
			17.50 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	75.00-
			7450A12/20/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 23116

IDENTIF. REFERENCE

DEC 28 11 07 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917700