Prepared by: Rosemary E. Phillips
211 Printers Alley Bldg. Suite
Nashville, TN 37201

Installment Deed

BOOK 6009 PAGE 111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kaye G. Adams	Same	61-8-60
(NAME): 208 Oak Street	(NAME):	[redacted]7140
(STREET ADDRESS OR ROUTE NUMBER): Nash. TN 37216	(STREET ADDRESS):	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Fifty Seven Thousand Five Hundred and No/100 ($57,500.00) *Dollars,*
of which Twenty-Five Thousand and No/100 ($25,000.00) *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder Thirty Two Thousand Five Hundred and NO/100 ($32,500.00) *Dollars,*
the said Kaye G. Adams has executed a promissory note of even date herewith in the principal amount of Thirty Two ~~Thousand~~ *the Executed*
Thousand Five Hundred and NO/100 ($32,500.00) Dollars, payable to the order of Rosemary E. Phillips, Trustee, as follows: On the first day of March, 1983, the sum of Three Hundred Sixty Nine and 40/100 ($369.40) Dollars and thereafter Ten (10) monthly payments in the amount of Three Hundred Sixty Nine and 40/100 ($369.40) Dollars on the first day of each succeeding month, which includes principal and interest at the rate of eleven (11%) percent, balance of Thirty One Thousand Six Hundred Seventy Six and 60/100 ($31,676.60) Dollars due on February 1, 1983.

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, We, George B. Escue and Ruth Escue
have this day bargained and sold, and do hereby transfer and convey unto the said. Kaye G. Adams
the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 2, on the Plan of A. J. McGaughey's Haysboro Subdivision, as of record in Book 547, pages 15 and 16, Register's Office for said County.

Said Lot No. 2 fronts 100 feet on the westerly side of Haysboro Drive and runs back between parallel lines, 300 feet to a 40 foot road.

Being the same property conveyed to George B. Escue and wife, Ruth Escue by deed from Phillip Saindon, Trustee, in Book 5979, page 997, Register's Office for Davidson County, Tennessee

H 3 1 8 8 1

IDENTIF. REFERENCE

FEB 10 3 40 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Upon the sale, transfer or conveyance of the property described herein or any interest therein to any other party, except by inheritance or devise, without the prior written consent of the holder of the note secured by this instrument or upon an assignment for the benefit of creditors or should a receiver liquidate or a Trustee of the grantor be appointed or should any petition in bankruptcy or for the reorganization or arrangements of the grantor pursuant to the Federal Bankruptcy Act or any statute, federal or state, similar thereto, be filed by or against the grantor, then in any of such events, this trust conveyance shall remain in full force and effect and at the option of the holder of the note, all remaining unpaid indebtedness, together with interest thereon, shall become due and payable at once, without notice, and the holder of the note may waive or consent to such transfer, but such waiver or consent shall not preclude the holder of the note from declaring the indebtedness due and payable for any subsequent transfers. Any waiver or consent required hereby must be in writing and signed by the party to be charged to be valid and binding.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,500.00

Subscribed and sworn to before me, this the 10th day of February 19 83

Kaye G. Adams Affiant

My commission expires: 4-22-84 (Affix Seal)

Notary Public

unimproved ( )

This is improved (X) property, known as: 4202 Brush Hill Road, Nashville, Davidson County, Tennessee
(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. except as hereinabove set forth, and taxes for the year 1983, which have been prorated and assumed by the grantee.

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 installaments 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 Rosemary E. Phillips *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 $ 32,500.00 *, 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 and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, 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 [illegible] to enforce or defend the title to 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.

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:

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.

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 10th day of February, 19 83

Kaye G. Adams
Kaye G. Adams

George B. Escue
George B. Escue

Ruth Escue
Ruth Escue

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George B. Escue and wife, Ruth Escue

the within named 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, Davidson County, Tennessee, this 10th day of February, 19 83.

Commission expires 4-22-84

Notary Public at Large

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6009 PAGE 114

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Kaye G. Adams

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, Tennessee, *this* 10th *day of* February, *19*83.

Lucy L Campbell *Notary Public*

Commission expires 4-22-84

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 .....

8192 02/16 [illegible]

INSTALLMENT DEED

FROM

George B. Escue and

wife, Ruth Escue

TO

Kaye G. Adams

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 6009 PAGE 115

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57500.00-	CO
			32500.00-	MO
			149.50	CO TX
			30.50	MO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 192.50-
			B192A02/18/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 1 8 8 1

IDENTIF. REFERENCE

FEB 18 3 48 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 930321