DO NOT Publish

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INSTALLMENT DEED Form No. WD - 4

FROM
Donald E. Wagner and wife,
Stella W. Wagner
TO
Frances M. Hinrichs

For draftsman's use

This instrument prepared by
B. Roy Kennedy, Jr., Atty.
1017 17th Ave. South
Nashville, Tennessee 37212

BOOK 6016 PAGE 754

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances M. Hinrichs (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	119-16
1017 17th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 81
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 3 4 6 0 5

IDENTIF. REFERENCE

Mar 7 2 43 PM '83

FRANK A. WILSON III REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 43,000.00 Frances M. Hinrichs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 1983.

Robert T. Stevens
Notary Public

MY COMMISSION EXPIRES: July 27, 1986
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Forty Three Thousand and No/100 ($43,000.00) DOLLARS

of which $ 14,795.67 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has assumed and agreed to pay $14,204.33, said amount being the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Marjorie Fooshee Harris, to Vaden Lackey, Trustee, of record in Book 4707, page 551, Register's Office for Davidson County, Tennessee, and in further consideration has executed her one installment deed note in the original principal amount of $14,000.00, payable to the order of Donald E. Wagner and wife, Stella W. Wagner in 180 monthly installments of $168.03 each, the first of which is due and payable on the 1st day of April, 1983, and thereafter a like amount on the 1st day of each succeeding month with the last installment becoming due and payable on the 1st day of March, 1998. The installments include interest at the rate of 12% per annum, said payments to be applied first to interest and balance to principal until the entire amount, both principal and interest, shall have been paid in full.

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,

We, Donald E. Wagner and wife, Stella W. Wagner

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

Frances M. Hinrichs

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

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Battlewood, Section 3, as of record in Book 3300, page 4, Register's Office for said County, described as follows:

Beginning on the easterly margin of Drummond Drive at the corner of Lots Nos. 1 and 2: thence with said Drive, northwardly 82.08 feet; thence north 39 deg. 47' east 367.78 feet to "reference line" continuing in the same direction 50 feet, more or less, to the center of Mill Creek; thence with the center of said creek, southwardly 203 feet, more or less, to the corner of Lots Nos. 1 and 2, thence with the line between said two lots, westwardly 105 feet, more or less, to "reference line", continuing in the same direction 328.11 feet to the beginning.

Being the same property conveyed to Donald E. Wagner and wife, Stella W. Wagner, by deed from Marjorie Fooshee Harris, of record in Book 5244, page 633, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3248, page 212; and the Plan of record in Book 3300, page 4, said Register's Office, which shows an Owner's Certificate, certain setback lines and easements; and Easement for sanitary sewers to City of Nashville from Ben C. Connell etux, of record in Book 3504, page 94, Register's Office for Davidson County, Tennessee.

03/07 [illegible] CRESS

1474

This is unimproved (x) improved ( ) property, known as 1000 Drummond Drive (House Number) (Street) Nashville, Tennessee (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 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 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 B. Roy Kennedy, Jr. 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 $ insurable value 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:

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 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 1st day of March 19 83.

Frances M. Hinrichs

Donald E. Wagner

Stella W. Wagner

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 ~~Donald E. Wagner and wife, Stella W. Wagner~~ ~~and~~ Frances M. Hinrichs the bargainor...S, 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, Tennessee, this 7th day of March, 1983.

Robert John Natrio, Notary Public.

Commission expires

STATE OF Montana
County of Flathead

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Wagner and wife, Stella W. Wagner

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 Kalispell, Montana, this 1st day of March, 1983

Kathleen A. Kuhlin, Notary Public

Commission Expires June 26, 1984

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6016 PAGE 756

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
			43000.00- CO 14204.33- MO 111.60 CO TX 12.20 MO TX .50 PRFEE 6.00 WDEED CHECK 130.50-	
			1474A03/07/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 4 6 0 5

IDENTIF. REFERENCE

MAR 7 2 43 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 933497