Mail Fleming & Hendricks
1017 17th Ave S.
37212

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

John M. Flanigen et al

TO

Richard S. Inglis and wife

Brenda J. Inglis

For draftsman's use

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

BOOK 6022 PAGE 822

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard S. Inglis & ~~Brenda J. Inglis~~ (NAME)	Same (NAME)	93-10/385 &
408 Demonbreun Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-10/387
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

B. Roy Kennedy, Jr., Attorney
1017-17th Avenue South
Nashville, Tennessee 37212

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 11,000.00 Richard S. Inglis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 87

Robert John Tolstrie
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Eleven Thousand and no/100 ($11,000.00) DOLLARS

of which $ 3,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees Richard S. Inglis and wife, Brenda J. Inglis, hereinafter called the Grantees evecuted their one principal promissory note for $8,000.00 of even date herewith payable to the order of John M. Flanigen, Margaret Nenon Hines, Evelyn Nenon Lindahl and Thomas Nenon made to fall due in 84 monthly installments of $136.98 each, the first on or before May 1, 1983 and one other on the first day of each succeeding month thereafter until the entire indebtedness has been fully paid, said payments to be applied first to interest computed at the rate of 11% per annum upon the unpaid principal balance with remainder to principal

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, John M. Flanigen, Margaret Nenon Hines, Evelyn Nenon Lindahl and Thomas Nenon

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Richard S. Inglis and wife, Brenda J. Inglis

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

Being parts of Lots Nos. 22 and 23 on the Plan of Kirkman's Subdivision of Certain Lots in the First Plan of Davidson Academy Lots as of record in Book "R" page 460 of the Register's Office for said County described from a survey dated January 29, 1983, by Gaffron & Jeffers, Engineers, as follows:

Beginning at the southeasterly most corner of Fourth Avenue South, as widened, and Molloy Street (formerly Mulloy or Kirkman Street), the northwesterly most corner of said lots and proceeding along the southerly margin of said Molloy Street N.83° 56' 36"E. 147.57 feet to the westerly margin of an alley, called Almond (formerly Thomas) Street; thence with same S.5° 14' 41" E. 46.63 feet; thence S. 83° 56' 24" W. 63.92 feet; thence N. 5° 44' 04" W. 26 feet; thence S. 84° 18' 19" W. 83.25 feet to the easterly margin of said Fourth Avenue South, as widened; thence with same N. 5° 42' 17" W. 19 feet to the beginning, and containing 4,306 sq. ft., more or less, and being a part of the same property conveyed to Margaret B. Flanigen, now deceased, by two deeds, one from W. M. Goodlett et ux of record in Book 769, page 267, and from Alfred Dews et al of record in Book 296, page 436, Said Register's Office.

03/17 .13- 8.5K

This is unimproved (X) improved ( ) property, known as S/E corner 4th Avenue S. and Molloy, Nashville, Tennessee 37201
(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 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 Frances M. Hinrichs 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 ips. 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 11th day of March 19 83

Richard S. Inglis
Richard S. Inglis

Brenda J. Inglis
Brenda J. Inglis

John M. Flanigen
John M. Flanigen

Margaret Nenon Hines
Margaret Nenon Hines

Evelyn Nenon Lindahl
Evelyn Nenon Lindahl

Thomas Nenon
Thomas Nenon

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Shelby }

Personally appeared before me, Thomas R Roberts, a Notary Public in and for said County and State, the within named Thomas Nenon

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

Witness my hand and official seal at Memphis, Tennessee,

Tennessee, this 11 day of March, 19 83.

THOMAS R. ROBERTS NOTARY PUBLIC SHELBY COUNTY TENNESSEE

Thomas R Roberts, Notary Public.

My Commission Expires Oct. 23, 1983
Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Kenneth E. Redmond, a Notary Public of the State and County aforesaid, personally appeared John M. Flanigen,

with whom I am personally acquainted, and who, upon oath, acknowledged ~~himself to be~~ that he

~~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 himself as~~

Witness my hand and seal, at office in Nashville, TN,

this 14 day of March, 1983

KENNETH E. REDMOND NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Kenneth E. Redmond, Notary Public.

Commission expires 4-20-86

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 6022 PAGE 824

Personally appeared before me, Patti A Wilkes, a Notary Public in and for said County and State, the within named Margaret Nevon Hines And Evelyn Nevon Lindahl

the bargainor S, 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, Tennessee, this 11 day of March, 1983

Patti A Wilkes Notary Public

Commission Expires 10-19-86

STATE OF Tennessee
County of Davidson

Personally appeared before me, Robert John Notestine, a Notary Public in and for said County and State, the within named Richard S. Inglis and Brenda J. Inglis

the bargainor S, 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, Tennessee, this 16th day of March, 1983

Robert John Notestine Notary Public

Commission Expires My Commission Expires July 27, 1983

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 .....

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
MAR 17 2 33 PM '83
IDENTIFICATION REFERENCE
H3 6 7.9 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6022 PAGE 825.

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
			11000.00- CO	
			8000.00- MO	
			28.60 CO TX	
			6.00 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	44.10-
		4066A03/17/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

A 3 6 7 9 7

IDENTIF. REFERENCE

MAR 17 2 33 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 935996