THIS INSTRUMENT PREPARED BY:
Charles C. Morrow, Attorney
3221 Nolensville Road
Nash., TN 37211 (832-0138)

Installment Deed

BOOK 6025 PAGE 215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Virgil Harold Alessio, Jr. et ux	Same	119-13
524 Timmons (NAME:)	(NAME:)	Par 109
Nashville, TN 37211 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-Thousand One and No/100---------- ----------($30,001.00)----------*Dollars,*
of which One Dollar and No/100---------- ----------($1.00)----------*Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder Thirty-Thousand and No/100---------- ----------($30,000.00)----------*Dollars,*
the said Virgil Harold Alessio, Jr. and wife, Michelle C. Alessio
have executed
their promissory note of even date in the amount of Thirty Thousand and No/100 ($30,000.00) Dollars payable as follows: Upon the 1st day of February, 1983 the sum of Two Hundred Seventy-Five and No/100 ($275.00) Dollars; and then upon the 1st day of each succeeding month a like sum of Two Hundred Seventy-Five and No/100 ($275.00) Dollars until the entire principal and interest has been paid. The total number of payments at Two Hundred Seventy-Five and No/100 ($275.00) is 195 payments with the 196th payment being One Hundred Forty-Nine and 27/100 ($149.27) Dollars.
** This note bears interest at 8% included in the monthly payments. **
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 hercin conveyed, A-H Mechanical Corportion, a Tennessee corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Virgil Harold Alessio, Jr. and wife, Michelle C. Alessio
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

BEING the westerly 79 feet front and 87 feet rear of lot marked "Reserved" lying east of Lots Nos. 12, 13, 14 on the Map of H. G. McNabb's Subdivision, as of record in Book 1130, Page 64, Register's Office for said County.

SAID part of said lot fronts 79 feet on the northerly side of Timmons Street and runs back 185 feet on the westerly line and 182 1/2 feet, more or less, on the easterly line, to a dead line, measuring 87 feet thereon.

BEING the same property conveyed to A-H Mechanical Corporation, Inc., by deed from Virgil Harold Alessio and wife, Mary Jane Alessio and Joseph A. Hailey and wife, Marian Moore Hailey of record in Book 6025, Page 211, Register's Office for Davidson Co., Tennessee.

**The final regular payment as scheduled is made on May 1, 1999.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $30,000.00
Subscribed and sworn to before me, this the 7 day of FEB, 1983
V. Harold Alessio Jr. Affiant
My commission expires October 19, 1986 (Affix Seal)
Annie Frazier Notary Public

This is (unimproved ( ) improved (XX) property, known as 524 Timmons Street, Nashville, TN 37211
(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
Virgil Harold Alessio, Jr. and wife, Michelle C. Allessio
their *(successors),*
heirs and assigns forever. it *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* itself & its successors & assigns *and representatives, to warrant and forever defend the title to said real estate to said* Virgil Harold Alessio, Jr. and wife, Michelle C. Alessio, 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 installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said

hereinafter referred to as trustors, hereby transfer and convey unto , 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 $, *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.*

03/23 11:05

5081

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any 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 shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or 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 Registers 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.

Witness our hand s this 7th day of Feb, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

V. Harold Alessio President

× Mary Jane Alessio, Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6025 PAGE 216

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

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

Witness my hand and official seal at ..... Tennessee, this ..... day of ....., 19.....

Notary Public

Commission expires .....

RUSH

MAR 23 8 42 AM '83
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

H 37 6.09

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harold Alessio, pres - Mary Jane Alessio, sec with whom I am personally acquainted, and who, upon oath, acknowledged himself to be pres & sec of the A-H Mechanical Contractor Inc, the within named bargainor, a corporation, and that he as such pres & sec being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as pres & sec.

Witness my hand and seal, at office in Nashville this 7th day of Feb, 1983

Annie Mosier *Notary Public*

Commission expires October 19, 1986

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM

A-H Mechanical Corporation,

a Tennessee corporation

TO

Virgil Harold Alessio, Jr.

and wife, Michelle C. Alessio

Compliments of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6025 PAGE 217

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
			30000.00- CO	
			30000.00- MO	
			70.00 CO TX	
			28.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 112.50-	
			5061A03/23/83 84L .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 7 6 0 9

T IDENTIF. REFERENCE

MAR 23 8 43 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 936973