This instrument prepared by:
James H. Hill, Atty.
310 Gallatin Rd, South
Madison, TN. 37115

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WAYNE LAWSON, et ux	Same	43-11
(NAME:) ANN LAWSON	(NAME:)	Par 46 Js
206 Myatt Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THIRTY-SEVEN THOUSAND AND NO/100 - - - - - - - - - - - - - - $37,000.00 - - - - - - - - - - - - - - *Dollars,*

of which - - - - - - - - - - - - - - - - NONE - 0 - *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder THIRTY-SEVEN THOUSAND AND NO/100 - - - - - - - - - - - $37,000.00 - *Dollars,*

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the grantees *have executed*

an Installment Deed Note payable to the grantors, in the principal sum of THIRTY-SEVEN THOUSAND AND NO/100 ($37,000.00) DOLLARS in monthly installments of THREE HUNDRED TWENTY-FOUR AND 71/100 ($324.71) DOLLARS, which includes principal and interest at ten (10) percent per annum and said payments shall run for a period of thirty (30) years. The first payment to commence thirty (30) days from date of deed except interest only shall be payable the first twelve (12) months and thereafter the full payment shall commence to be paid on the thirteenth(13th) month, and the same sum shall be due and payable on the same day of each consecutive month thereafter until paid in full.

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,

and which we, ROBERT M. JONES and wife, DORIS J. JONES, the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

WAYNE LAWSON and wife, ANN LAWSON, the grantees,

their ~~successors~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

BEING part of Tract No. 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lot No. 23 on the unrecorded plan of the resubdivision of Tracts Nos. 1 and 13 of said Anderson Estates, Section 1, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

BEGINNING on the westerly margin of Myatt Drive at a point 65 feet, more or less, north of the northerly margin of DuPont Avenue, said point being the northeast corner of the property conveyed to William R. Jennings by deed from Gervis Howser and wife, of record in Book 2248, Page 197, said Register's Office; thence with the westerly margin of Myatt Drive northwardly 65 feet to the corner of lots Nos. 23 and 24; thence with the line between said two lots westwardly 136 feet to the common corner of Lots Nos. 23, 24, 77 and 78; thence with the line between Lots Nos. 23 and 78 southwardly 65 feet to the northwest corner of said Jennings property; thence with the northerly line of said Jennings property eastwardly 136 feet to the beginning.

BEING the same property conveyed to Robert M. Jones by Warranty Deed from Frank H. Alley, J. P. Alley and G. W. West, a partnership, d/b/a Frank H. Alley Coal Co., as of record in Book 2925, Page 315, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,000

Subscribed and sworn to before me, this the 14th day of March 1983

Robert M. Jones
Affiant

My commission expires: 7-20-85
(Affix Seal)

Notary Public

This conveyance is made subject to a ten-foot easement for public utility purposes along the westerly line of premises and thirty-foot building setback line from Myatt Drive, as shown on survey made by Anderson and Gee, Surveyors, August 5, 1946, of an unrecorded plan of the subdivision of Tracts Nos. 1 and 13 of Anderson Estates, and to restrictive covenants contained in deed of record in Book 1181, Page 342, said Register's Office.

Also conveyed herein to the grantees from the grantors is a ten-foot easement along the rear line of Lot No. 22 of an unrecorded plan of Block No. 13 of a recorded plan as of record in Book 1130, Page 37, Register's Office for Davidson County, known as the Anderson Estates to be used for the purpose of a driveway. Development and maintenance of the driveway is the responsibility of the grantees and is to run with the land.

unimproved ( )
This is improved ( ) property, known as ..... (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.*

We *further covenant and bind* ourselves and 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 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 grantees *hereinafter referred to as trustors, hereby transfer and convey unto* James H. Hill, *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 $37,000.00, *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 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 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 17th *day of* March, *19* 83

H 3810 I

IDENTIF. REFERENCE

MAR 25 9 16 AM '83

FEE $ ... STATE TAX ... REGISTER
DAVIDSON COUNTY, TN

RUSH

Robert M. Jones
ROBERT M. JONES

Doris J. Jones
DORIS J. JONES

Wayne Lawson
WAYNE LAWSON

Ann Lawson
ANN LAWSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ROBERT M. JONES et ux, DORIS J. JONES, WAYNE LAWSON et ux, ANN LAWSON

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

Witness my hand and official seal at Madison *Tennessee, this* 17th *day of* March, *19* 83

Notary Public

Commission expires 10-20-85

5652 · 1 · 83/25 146

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6026 PAGE 477

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37000.00- CO	
			37000.00- MO	
			96.20 CO TX	
			35.00 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 140.70-	
			5652A03/25/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H3810I

IDENTIF. REFERENCE

MAR 25 9 16 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 937527