Rec'd $1.00

INSTALLMENT DEED DEED TO MARY SANDERS

For and in Consideration of the sum of Thirty Two Thousand--------

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----------($32,000.00)---------- Dollars,

of which One Thousand---------($1,000.00)---------- Dollars,

has been paid in cash by Mary Ann Sanders and Caroline L. Dobbins

the receipt of which is hereby acknowledged, and for the remainder of Thirty One Thousand

---------($31,000.00)---------- Dollars,

the said Mary Ann Sanders and Caroline L. Dobbins have assumed and agreed to pay the balance of a first mortgage note payable to the order of J. B. Watson, Jr. and wife, Marjorie C. Watson and Jack J. Cohen and wife, Bessie D. Cohen, in the balance amount of $9,172.85 and a second mortgage note in the balance amount of $1,067.35 to the aforementioned owners and holders of said notes; and for the balance amount of $20,759.80 the said grantees have executed and delivered their installment lien note in said amount payable to the order of John W. Gooch at the rate of $162.20 per month with 10% interest to be first deducted and the balance of each payment applied to principal beginning April 24, 1983 and a like sum on the 24th day of each succeeding month until said note shall have been paid in full.

all of said notes bearing interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, John W. Gooch and wife, Mary Gooch

have this day bargained and sold, and do hereby transfer and convey unto the said Mary Ann Sanders and Caroline L. Dobbins heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot 18 and 19 of W. W. Sullivan's Plan of Lots, as of record in Book 8, page 147, Register's Office for said County. Said land is more particularly described as being on the Westerly side of Third Avenue South, formerly College Street, beginning 110 feet northerly from the Northwest intersection of Chestnut Street and Third Avenue South, and being 48 feet and 7 inches Northerly from Lot lines 19 and 20; thence Westwardly 140 feet, more or less, to the Esterly margin of an alley; thence with right angles with said alley, Northerly 40 feet to a point, 34 ft.1½ inches Southerly from Lot lines 17 and 18; thence with right angles Easterly 140 feet, more or less, to the Westerly margin of Third Avenue South; thence with right angles 40 feet Southerly to the point of beginning.

Being the same property conveyed to John W. Gooch by Installment Deeds from J. B. Watson, Jr., et ux, et al, of record in Book 4704, page 987,in Book 4941 page 166, Register's Office for Davidson County, Tennessee.

Grantees assumes the payment of 1983 taxes.

This is unimproved ( ) improved (X) property, know as 1121 Third Ave. South, Nashville, Tenn. 37210
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mary Ann Sanders and Caroline L. Dobbins, 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. except as above stated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Mary Ann Sanders and Caroline L. Dobbins, 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 Mary Ann Sanders and Caroline L. Dobbins

do hereby transfer and convey unto Mary Ann Reese, 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 Mary Ann Sanders and Caroline L. Dobbins

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 interst 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 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 Mary Ann Sanders and Caroline L. Dobbins 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; if 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 trust 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. 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 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 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 John W. Gooch 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 Mary Ann Reese, Trustee, shall be vested in said successor.

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 John W. Gooch and wife, Mary Gooch and Mary Ann Sanders and Caroline L. Dobbins hereunto set our hands at Nashville, Tennessee, this the 24 day of March 19 83

Mary Ann Sanders
Caroline L Dobbins
John W. Gooch
Mary D Gooch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John W. Gooch and wife, Mary Gooch, and Mary Ann Sanders and Caroline L. Dobbins

the 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 Tennessee, this 24 day of March, 19 83

[illegible], Notary Public.

Commission Expires April 22, 1984

STATE OF _____

_____ **County.**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 _____ this _____ day of _____, 19___

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6028 PAGE 439

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared ..... , with whom I 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 ..... .

(over for additional acknowledgements)

H 3 8 7 6 6

IDENTIF. REFERENCE

MAR 29 2 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

INSTALLMENT DEED

FROM
John W. Gooch, et ux

TO
Mary Ann Sanders, et al

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

TOLLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Sanders and		
Caroline E. Dobbins	(NAME) Same	~~Map 105-3~~ Parcel 35
1121-3rd Ave. South	(STREET ADDRESS)	15W-3860
Nashville, Tenn. 37210		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tenn. 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 1983

Notary Public

MY COMMISSION EXPIRES: April 2, 1984

03/29 1983 - DEED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6028 PAGE 440

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
			32000.00- CO	
			20759.80- MO	
			83.20 CO TX	
			18.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 114.50-	
			6503A03/29/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 8 7 6 6

IDENTIF. REFERENCE

MAR 29 2 15 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 938356