BOOK 6054 PAGE 125

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
JAMES MICHAEL WOOD

TO
THOMAS KARNES

For draftsman's use

Mail
WILLIAM G. TRABER, ATTORNEY
107 DONELSON PIKE
NASHVILLE, TENNESSEE 37214T

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS KARNES (NAME)	WACHOVIA MORTGAGE COMPANY (NAME)	162-3
272 BART DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 117 Js
ANTIOCH, TN. 37013 (CITY) (STATE) (P. O. ZIP)	WINSTON-SALEM, N.C. (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 46935

IDENTIF. REFERENCE

MAY 10 2 00 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 48,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 1983

Notary Public

MY COMMISSION EXPIRES: 10-21-84

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of FORTY EIGHT THOUSAND AND NO/100---------- DOLLARS

of which $ 10,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees HAS EXECUTED ONE NOTE IN THE AMOUNT OF $38,000.00 PAYABLE TO GRANTOR IN 30 YEARS AT AN INTEREST RATE OF 11% PER ANNUM IN MONTHLY PAYMENTS OF $361.89. THIS IS A WRAPAROUND MORTGAGE AND THE OBLIGATION SETFORTH HEREIN INCLUDES AND IS NOT IN ADDITION TO THE MORTGAGE OF RECORD IN BOOK 4921, PAGE 429, R.O.D.C. GRANTEE AGREES TO PAY 1/12 OF THE TAXES AND INSURANCE EACH MONTH IN ADDITION TO THE PAYMENT ABOVE. GRANTOR AGREES TO PAY THE FIRST MORTGAGE OUT OF THE PAYMENT RECEIVED FROM GRANTEE AND TO HOLD GRANTEE HARMLESS. PAYMENTS ARE DUE ON THE 1ST DAY OF EACH MONTH AND A PENALTY OF 5% OF THE TOTAL PAYMENT WILL BE IMPOSED IF THE PAYMENT IS MADE MORE THAN 10 DAYS AFTER THE DUE DATE. PAYMENT AT TIME OF CLOSING IS P & I $361.89, INSURANCE $16.00, TAXES $29.26, A TOTAL OF $410.15

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,

JAMES MICHAEL WOOD, UNMARRIED

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

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 397 ON THE PLAN OF ANTIOCH PARK SUBDIVISION, SECTION 5, AS OF RECORD IN BOOK 4460, PAGE 58, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES MICHAEL WOOD BY DEED FROM O.W. COOPER AND WIFE, HELEN B. COOPER, AS OF RECORD IN BOOK 4921, PAGE 427, SAID REGISTER'S OFFICE.

MAIL TO:
W. G. TRABER
NASHVILLE, TENN. 37214

This is unimproved ( ) improved (X) property, known as 272 BART DRIVE, ANTIOCH, TN. 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO [illegible] grantees, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns [illegible] vested and possessed of said real estate in fee simple, have a good right to convey it, and that the same [illegible]

We further covenant with [illegible] selves, to warrant and forever defend the title to the said real estate to said grantees, their heirs [illegible] persons.

AND NOW, for the purpose of fully securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement [illegible] non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar in hand paid, we, the said grantors herein do hereby transfer and convey unto W.G. TRABER Trustee, his successor and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, and we, the said grantors, covenant 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, payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as [illegible] to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments [illegible] 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, [illegible] charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to be [illegible] said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect [illegible] or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said [illegible] the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended [illegible] notes, within thirty days from date of such payment, this trust conveyance shall remain [illegible] owner and holder of said notes, or any of said notes then past due and unpaid, all remaining [illegible] at once, without notice, and the said Trustee, or his successor in trust, is hereby authorized and empowered [illegible] three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, [illegible] Court House in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead and other exemptions of every kind, which are hereby expressly waived; and the said Trustee, or his successor [illegible] notes and deliver a deed to the purchaser. The creditor may bid at any sale under this conveyance [illegible] at any time after default in the payment of any one of said notes, enter and take possession of said property, and sell the same [illegible] 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 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 found 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 grantors 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 9th day of MAY 1983.

X Thomas Karnes

X James Michael Wood

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 THOMAS KARNES AND JAMES MICHAEL WOOD

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, TN. Tennessee, this 9th day of MAY, 1983.

Notary Public

Commission expires 10-21-84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, [illegible], a Notary Public of the State and County aforesaid, personally [illegible] with whom I am personally [illegible] acknowledged [illegible] self to be [illegible] of the [illegible], the within named bargainor, a corporation, and that [illegible] as such [illegible], being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by [illegible] self as [illegible].

Witness my hand and seal, at office in [illegible], this [illegible] day of [illegible], 19[illegible].

[illegible], Notary Public.

Commission expires [illegible]

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6054 PAGE 127

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

48000.00-	CO
30000.00-	MO
124.80	CO TX
36.00	MO TX
.50	PRFEE
6.00	WDEED
CHECK	167.30-
6421A05/10/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 6 9 3 5.

IDENTIF. REFERENCE

MAY 10 2 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947947