Map 81-1
Par 73 Ts/

INSTALLMENT DEED

BOOK 6084 PAGE 627

For and in Consideration of the sum of Forty-one Thousand ($41,000.00) Dollars,

of which Four Thousand ($4,000.00) Dollars,

has been paid in cash by GLORIA JEANETTE WALSH, a single person,

the receipt of which is hereby acknowledged, and for the remainder

Thirty-seven Thousand ($37,000.00) Dollars,

the said GLORIA JEANETTE WALSH has executed one note of even date in the principal amount of $37,000.00 payable to the order of CARLTON R. GOWER and wife, WILMA B. GOWER, in monthly installments, as follows:

1. Twenty-four (24) installments at $400.00 each, beginning June 1, 1983 and then;
2. Twelve (12) monthly installments at $420.00 each, beginning June 1, 1986, and then;
3. Twelve (12) monthly installments at $440.00 each, beginning on June 1, 1987, and then;
4. Twelve(12) monthly installments at $460.00 each, beginning on June 1, 1988, and then;
5. Twelve (12) monthly installments at $480.00 each, beginning on June 1, 1989, and then;
6. Thereafter, monthly installments at $500.00 each, beginning on June 1, 1990, and continuing until the note is paid in full.

all of said notes bearing six per cent 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, Carlton R. Gower, and wife have this day bargained and sold, and do hereby transfer and convey unto the said Gloria Jeanette Walsh heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 28 on the map of Haley's Subdivision of Block No. 5 in G. T. Sheegog's Subdivision at Bordeux, Tennessee, as of record in book 547, page 155, Register's Office for said County. Said lot No.28 fronts 100 feet on the easterly side of River Drive and runs back between parallel lines 207 feet, more or less, on the northerly line and 220 feet, more or less, on the southerly line to the low water mark of Cumberland River.

Being the same real property conveyed to Carlton R. Gower, and wife, Wilma B. Gower, by deed from John H. Aldred and wife, Mary Jane Aldred, dated January 7, 1960, and recorded in Book 2999, Page 244 Register's Office.

This conveyance is made subject to flowage easement of record in book 2152, page 361, Register's Office for said County; and to restrictive covenants contained in deed of record in book 1731, page 351, said Register's Office.

This is unimproved ( ) improved (X) property, know as _____ (House Number) (Street) P. O. Address: _____ (City or Town) (Zip Code)

7503

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Gloria Jeanette Walsh, her heirs and assigns forever. do 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 for the balance due on a note payable to PIAS Credit Union of Nashville, TN

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Gloria Jeanette Walsh, her 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 me in hand paid, I, the said Gloria Jeanette Walsh

do hereby transfer and convey unto Ramon E. Womack, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Gloria Jeanette Walsh

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 $41,000.00 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.

I 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 I 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 I, the said Gloria Jeanette Walsh 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 I 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 I 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. I 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. I 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 Gloria Jeanette Walsh 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 Ramon E. Womack, 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 Carlton R. Gower and wife, Wilma B. Gower and Gloria Jeanette Walsh hereunto set our hands at Nashville, Tennessee, this the 20 day of April 1983

Gloria Jeanette Walsh
Carlton R. Gower
Wilma B. Gower

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ramon E. Womack, a Notary Public in and for said County and State, the within named Carlton R. Gower and wife, Wilma B. Gower and Gloria Jeanette Walsh,

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 20 day of April, 1983

Ramon E. Womack, Notary Public.

Commission Expires 1-19-86

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 }

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 ..... BOOK 6084 PAGE 630 , 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)

RUSH

H 5 6 9 3 7

IDENTIF. REFERENCE

JUN 29 12 01 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM
CARLTON R. GOWER, et ux

TO
GLORIA JEANETTE WALSH

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PREPARED BY
RAMON E. WOMACK, ATTY
3720 N. NATCHEZ CT
NASHVILLE TN 37211

TOLLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria Jeanette Walsh (NAME)	Same (NAME)	81-1
1816 River Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	73
Nashville TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

RAMON E. WOMACK
3720 North Natchez Court
Nashville, TN 37211
Tel. 833-2259

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 41,000.00 Carlton R. Gower
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF APRIL, 1983

Ramon E. Womack
Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6084 PAGE 631

RECEIVED OF

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
		41000.00-	CO	
		37000.00-	MO	
		108.60	CO TX	
		35.00	MO TX	
		.50	PRFEE	
		12.00	WDEED	
			CHECK	154.10-
7803A	06/29/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 6 9 3 7

IDENTIF. REFERENCE

JUN 29 12 02 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 959646