OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:
Homer R. Ayers, Attorney
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

Installment Deed

BOOK 6096 PAGE 159

2363 07/18 54.70- CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melaney D. Potter, ET AL	SAME	Map 17
(NAME:) 112 Connac Dr.	(NAME:)	Parcel
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn. 37072	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------FIFTEEN THOUSAND FORTY AND NO/100----------
----------$15,040.00---------- *Dollars,*
of which -----THREE THOUSAND EIGHT HUNDRED AND NO/100----------
--------$3,800.00---------- *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder --ELEVEN THOUSAND TWO HUNDRED FORTY AND NO/100--
----------$11,240.00---------- *Dollars,*
Melaney D. Potter and Jack T. Baker have executed one note of even date herewith, payable to order of A. C. Berry, his heirs and assigns, in Sixty (60) monthly ~~xxxxxxxxx~~ *executed* installments of $250.03 each, including interest at the rate of 12% per annum, beginning August 15, 1983 and a like amount on the 15th day of each and every succeeding month for a total of 60 months.

Nothwithstanding any provisions to the contrary, the indebtedness hereunder shall immediately become due and payable and the right to foreclose shall immediately accrue if the Mortgagor, without the express written consent of the Beneficiary, convey away said premises, or any portion thereto, or if title, or any interest in title, thereto shall become vested in any other person, persons, corporation or association. Acceptance by the Beneficiary, or by others for the use and benefit of the beneficiary of any payment made by the successors, assigns, representatives or vendees of the Mortgagor, without first obtaining written consent of the Beneficiary to any transfer or sale shall not constitute or be construed as a waiver of the provisions set forth above,

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, A. C. Berry, a single man

has/~~have~~ does *this day bargained and sold, and do hereby transfer and convey unto the said* Melaney D. Potter and Jack T. Baker, as tenants in common, their

~~executors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Tract No. 3 on the Plan of the A. C. Berry Subdivision, of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of metes and bounds of same.

Being a part of the same properties conveyed to A. C. Berry and wife, Thelma W. Berry, by deeds of record in Book 4862, page 628, Book 4967, page 98 and Book 4823, page 299, Register's Office for Davidson County, Tennessee; and, Thelma W. Berry having since died, the property became vested in A. C. Berry in fee simple.

This conveyance is made subject to a 10 foot easement for the future widening of Lickton Pike as shown on said plat, the minimum building setback line as shown on said plat, drainage easements, and encroachments for ingress and egress to Tract No. 4 as shown on said plat and specifically an easement for a sewer disposal system for Tract No. 4 as shown on said plat, which easement was heretofore conveyed by A. C. Berry to Dixon Gray Potter and wife, Mary B. Potter by deed of record in Book 5961, page 164, Register's Office, Davidson County, Tennessee, to which plat and deed reference is hereby made for a more complete and accurate description of the metes and bounds of said easement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,040.00

Affiant

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

Notary Public

My commission expires: 11/23/84 (Affix Seal)

This is ~~improved~~ unimproved (~~XX~~) property, known as 6108 Lickton Pike, Goodlettsville, TN 37072
(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 Melaney D. Potter and Jack T. Baker, as tenants in common, their ~~executors~~, *heirs and assigns forever.* I *covenant that* I am *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 1983 taxes, which the Grantor agrees to pay in full, all future taxes being the responsibility of the Grantees. I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Melaney D. Potter and Jack T. Baker, as tenants in common, their ~~executors~~, *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 Melaney D. Potter and Jack T. Baker *hereinafter referred to as trustors, hereby transfer and convey unto* Homer R. Ayers, *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 $ insurable value*, 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 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* 14th *day of* July, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. C. Berry

A. C. BERRY, Grantor

Melaney D. Potter

MELANEY D. POTTER, Grantee

Jack T. Baker

JACK T. BAKER, Grantee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* A. C. Berry, Melaney D. Potter and Jack T. Baker

*the within named bargainor*s, *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 Goodlettsville *Tennessee, this* 14th *day of* July, *19* 83.

Adaire M. Cutley *Notary Public*

Commission expires 7/22/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

H60820

..... *Notary Public*

Commission expires .....

INSTALLMENT DEED

FROM

A. C. Berry, a single man

TO

Melaney D. Potter and

Jack T. Baker

IDENTIF. REFERENCE

Jul 18 8 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6096 PAGE 161

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
			15040.00- CO	
			11240.00- MO	
			39.00 CO TX *	
			9.20 MO TX *	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 54.70-	
2363A07/18/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 0 8 2 0

IDENTIFICATION REFERENCE

JUL 18 10 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 964079