Prepared by Dennis Wright, Atty.
632 Old Hickory Boulevard
Madison, Tennessee 37115

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen W. Ferguson	SAME	59-15
(NAME:)	(NAME:)	Part 26 &
213 Louise Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27 To
Hendersonville, TN 37075		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6101 PAGE 990

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand And No/100------

----------($35,000.00)---------- *Dollars,*

of which Two Thousand-Five Hundred And No/100----------

----------($2,500.00)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder of Thirty Two Thousand-Five

Hundred and No/100---------($32,500.00)---------- *Dollars,*

Owen W. Ferguson and Robbie Y. Ferguson

have executed
their note payable to the order of W. A. Rainey in semi-annual payments of $1,200.00 each, without interest, and subject to all the terms and conditions therein contained,

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, I, W. A. Rainey,

have this day bargained and sold, and do hereby transfer and convey unto the said Owen W. Ferguson and Robbie Y. Ferguson

their *(successors), heirs and assigns,*

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

TRACT 1

A tract of land in the 12th, formerly the 21st, Civil District of said County, being Lot No. 8 on the Plan of Anderson Allen Land as of record in Book 421, page 17, Register's Office for said County, described as follows:

Beginning on the Moorman's Arm of Whites Creek Pike, at the northeast corner of Lot No. 7 on said plan; thence with the easterly line of Lot No. 7, south 7 1/2° east 17.96 poles to the northerly line of Lot No. 3 on said Plan; thence with the northerly line of Lots Nos. 3 and 2, north 82° east 15.20 poles to the southwest corner of Lot No. 9; thence with the westerly line of Lot No. 9, north 7 1/2° west 17.92 poles to the above named Arm; thence with the said Arm, westwardly 15.20 poles to the beginning.

TRACT 2

Land in the old 21st Civil District of said County, being Lot No. 9 on an unregistered plan of the old Anderson Allen tract of land, described as follows:

Beginning at a point where the northerly boundary of Lot No. 1 joins White Creeks Pike and follows on the same line of the northern boundary of Lot No. 1, westwardly 20.7 poles to a stake; thence eastwardly along the line of Moorman's Arm of Whites Creek 9.96 poles to Whites Creek Pike; thence southeastwardly along the west side of Whites Creek Pike

07/26 134.00 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 25th day of July, 1983

Affiant

My commission expires: October 24, 1983 (Affix Seal)

Notary Public

0675

20.7 poles to the beginning.
Being the same property conveyed to W. A. Rainey and wife, Eloise A. Rainey, by deed of record in Book 5283, page 772, said Register's Office, the said Eloise A. Rainey having since died.

unimproved (X)
This is improved ( ) residential property on Moormans' Arm Road
(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 Owen W. Ferguson and Robbie Y. Ferguson their *(successors), 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.*

I *further covenant and bind* myself, my *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 Owen W. Ferguson and Robbie Y. Ferguson *hereinafter referred to as trustors, hereby transfer and convey unto* Dennis Wright, *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 [redacted] *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 25th *day of* July, *19*83.

W A Rainey

Owen W. Ferguson

Robbie Y. Ferguson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public, in and for said County and State,* W. A. Rainey, Owen W. Ferguson and Robbie Y. Ferguson

*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 Madison, *Tennessee, this* 25th *day of* July, *19*83

Commission expires October 2nd 1983

Notary Public

STATE OF.....

COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

the within named 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 6101 PAGE 993

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.....

.....Notary Public

Commission expires.....

INSTALLMENT DEED

FROM

W. A. Rainey

TO

Owen W. Ferguson and Robbie Y. Ferguson

RUSH

FELIX Z. WHEELER, REGISTER
DAVIDSON COUNTY, TN
Jul 26 10 06 AM '83

IDENTIF. REFERENCE

H 6.2.7.7.1

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6101 PAGE 994

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
			35000.00- CO	
			32500.00- MO	
			91.00 CO TX	
			30.50 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 134.00-	
4675A	07/26/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 2 7 7 1

IDENTIF. REFERENCE

JUL 26 10 06 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 966335