ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Carl E. Weatherly, Jr., et al (NAME)	Same (NAME)	91-7
5114 Louisiana Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	42 GH
Nashville, TN 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6114 PAGE 1

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Seventy Five Thousand & 00/100 ($75,000.00) -- DOLLARS

of which $5,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have this date executed their joint promissory notes payable to Grantors, the first of which is in the amount of $65,000.00 plus interest at the rate of 10% with said amount to be amortized for a period of 30 years in monthly payments with said monthly payments in the amount of $570.42 to be paid for a period of five years. At the expiration of said five years the entire balance plus principal and interest is due in full and the parties agree to renegotiate the balance for an additional five years with said amount to be amortized over an additional thirty year period and the interest rate is to be negotiated and based upon the prime rate charged by the banking institutes of Nashville, Tennessee and not to exceed 12½% interest per annum (due and payable in monthly installments for five years and at the expiration of said five years the entire amount plus interest, will become due and payable.

Grantees have this date executed their second joint promissory note payable to Grantors in the amount of $5,000.00 plus interest at the rate of 10% per annum payable on or before 18 months, with a minimum payment each 90 days of an amount equal to the earned interest and the full amount of principal and earned interest shall become due and payable at the expiration of the 18 months.

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 A. Tant and D. B. Spencer

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

Carl E. Weatherly, Jr. and Edward Wayne Tant

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

Land in Davidson County, Tennessee, bieng Lots Nos. 1021 and 1023, Block No. 25, Plan No. 2, West Nashville, as of record in Book 57, pages 172 and 173, Register's Office for said County.

Said Lots Nos. 1021 and 1023 front together 60 feet on the northerly side of Louisiana Avenue and run back between parallel lines with the easterly margin of 52nd Avenue, North, formerly 11 th Street, 150 feet to an alley measuring 60 feet thereon.

Being the same property conveyed to James A. Tant and D. B. Spencer, each a one half undivided interest, by deed from Carl Nodine and Billy D. Sherriff, of record in Book 5502, page 16, Register's Office for Davidson County, Tennessee.

Linda S. Tant, wife of James A. Tant, Faye Spencer, wife of D.B. Spencer, Linda Weatherly wife of Carl E. Weatherly, Jr. and Paula Tant, wife of Edward Wayne Tant, join in this conveyance for the express purpose of conveying any and all right, title and interest they have or may have in the above property by virtue of being married to the said parties.

This is improved (X) unimproved ( ) property known as 5114 Louisiana Avenue, Nashville, TN 37209 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We convenant 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, 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 grantees herein do hereby transfer and convey unto H.E. COLLINS 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 grantees 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 $65,000.00 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 interest 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 we 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 grantees, 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; 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 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. 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:

CHECK 08/11 269.50 3066

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 the grantees 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 15 day of July 1983

James A. Tant
Linda S. Tant
D. B. Spencer
Faye Spencer

Carl E. Weatherly Jr.
Linda Weatherly
Edward Wayne Tant
Paula Tant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

James A. Tant
Affiant

Subscribed and sworn to before me, this the 15 day of July 1983

My commission expires 4-30-86
(Affix Seal)

Harold E. Collins
Notary Public

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 James A. Tant, Linda S. Tant, D.B. Spencer, Faye Spencer, Carl E. Weatherly, Jr. ~~Linda Weatherly, Edward Wayne Tant and Paula Tant~~ 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, this 15 day of July 1983

Commission Expires 4-30-86

Harold E. Collins
Notary Public

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____.

_____
Notary Public

Commission Expires _____

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
AUG 11 12 35 PM 1983

IDENTIFICATION REFERENCE
H 9 6 4 7 6

RUSH

This instrument was prepared by:

H. E. Collins, Attorney, 802-51st Avenue, North, Nashville, TN 37209
Name Address

INSTALLMENT DEED

FROM

TO

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1003-HESSEY 8-1-75

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6114 PAGE 3

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
			75000.00-	CO
			195.00	CO TX
		VD	195.00-	CO TX
			70000.00-	MO
			195.00	CO TX
			68.00	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	269.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

H 6 6 4 7 6

IDENTIFICATION REFERENCE

AUG 11 12 36 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 970604