INSTALLMENT DEED

BOOK 6123 PAGE 948

For and in Consideration of the sum of Twenty Thousand Dollars ($20,000.00) Dollars, of which One Thousand Dollars ($1,000.00) Dollars, has been paid in cash by Steven Troy Crocker and wife, Jackie Sue Crocker the receipt of which is hereby acknowledged, and for the remainder Nineteen Thousand Dollars ($19,000.00) plus assumption of payment of a first mortgage Dollars, the said Steven Troy Crocker and wife, Jackie Sue Crocker have executed an Installment Note in the sum of Nineteen Thousand Dollars ($19,000.00) payable $200.00 per month including principal and interest, said interest being 10% on the declining balance, each month. The first payment shall be made on or before September 15, 1983 and monthly thereafter until paid in full. The privilege being reserved for the buyers to pay all or any part of this note without interest penalty. The buyers agree to assume the first mortgage held on said property to Dobson & Johnson, Inc., of Nashville, Tennessee, said balance being in the sum of $4,618.23. This mortgage payment shall be made monthly in accordance with its terms.

all of said notes bearing ~~six~~ 10 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, I, Lois Climer, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said Steven Troy Crocker and wife, Jackie Sue Crocker, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot no. 80 on the Plan of Parma Heights, Subdivision, as of record in Book 2133, page 23, Register's Office for said County.

Said Lot No. 80 fronts 60 feet on the north side of Empire Drive and runs back between parallel lines in a northerly direction 167.6 feet to a dead line in the rear on which it measures 60 feet.

Being the same real property conveyed to Lois B. Climer by Quitclaim Deed from Harry M. Boyko, Jr., Trustee, of record in Book 4596, page 115, Register's Office, Davidson County, Tennessee

This is improved (X) unimproved ( ) property, known as 194 Empire Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

2925

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Steven Troy Crocker and wife, Jackie Sue Crocker, their 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 my heirs and representatives, to warrant and forever defend the title to said real estate to said Steven Troy Crocker and wife, Jackie Sue Crocker, 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 me in hand paid, we, the said Steven Troy Crocker and wife, Jackie Sue Crocker

do hereby transfer and convey unto Karl L. Bishop, 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 Steven Troy Crocker and wife, Jackie Sue Crocker

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 $ 25,000.00 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.

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 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 Steven Troy Crocker and wife, Jackie Sue Crocker 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 trust 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:

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 Steven Troy Crocker and wife, Jackie Sue Crocker 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 Karl L. Bishop, 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. BOOK 6123 PAGE 950

IN WITNESS WHEREOF, we, the said Steven Troy Crocker and Jackie Sue Crocker and hereunto set our hands at Nashville, Tennessee, this the 3rd day of August 1983

Lois Climer

Steven T Crocker

Jackie S. Crocker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Troy Crocker and Jackie Sue Crocker and Lois Climer

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 3rd day of August, 1983

Joy S. Bishop, Notary Public

JOY S. BISHOP NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission Expires 4/20/86

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 ..... BOOK 6123 PAGE 951 ,

with whom I 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 .....

(over for additional acknowledgements)

RECEIVED
AUG 26 2 44 PM '83
IDENTIF. REFERENCE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

MAIL ENV.

INSTALLMENT DEED

FROM
LOIS CLIMER, a single person

TO
STEVEN TROY CROCKER and
wife, JACKIE SUE CROCKER

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Troy Crocker, Et Ux (NAME)	SAME (NAME)	133-7
194 Empire Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	266
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Karl L. Bishop
Attorney at Law
510 Stahlman Building
Nashville, TN. 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,500.00 Steven Troy Crocker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 19 83

Notary Public

MY COMMISSION EXPIRES: 4/25/86

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6123 PAGE 952

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		24500.00-	CO	
		19000.00-	MO	
		63.70	CO TX	
		17.00	MO TX	
		.50	PRFEE	
		12.00	WDEED	
		RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK		93.20-
		2925A08/26/83 BAL		.00

H 6.9 8 0 5

IDENTIF. REFERENCE

AUG 26 2 44 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 974358