OFFICIAL RECEIPT

MAP: 104-12
PARCEL: 278.11

This instrument prepared by G. Nelson Crowe, Investment Resources Corp.

ADDRESS OF NEW OWNER:
INVESTMENT RESOURCES DEVELOPMENT CORP.
Name
1204 MALLARD DR.
FRANKLIN, TN 37064
Address

SEND TAX BILLS TO:
SAME AS OWNER
Name

Address

BOOK 6158 PAGE 319

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of EIGHTEEN THOUSAND FOUR-HUNDRED NINETY AND 40/100 ($18,490.40) DOLLARS, of which THREE THOUSAND AND NO/100 ($3,000.00) DOLLARS has been paid in cash by INVESTMENT RESOURCES DEVELOPMENT CORPORATION, a Tennessee Corporation, the receipt of which is hereby acknowledged, and for the remainder FIFTEEN THOUSAND FOUR-HUNDRED NINETY AND 40/100 ($15,490.40) DOLLARS, the said INVESTMENT RESOURCES DEVELOPMENT CORPORATION has agreed as follows:

> Sum of $7,000.00 to be secured by an Installment Deed, payable in monthly installments of $200.00 for 35 months, first payment due and payable on November 15, 1983, and continuing thereafter until paid in full. Assumption and payment of the sum of $8,490.40, which sum represents current liabilities other than the indebtedness owed on first and second mortgage instruments.

Said note providing for payment of attorney's fees, and to secure the payment of said note, and attorney's fees, a lien is expressly retained on the land herein conveyed, RICHARD W. ARGO and G. NELSON CROWE have bargained and sold, and do hereby transfer and convey unto the said INVESTMENT RESOURCES DEVELOPMENT CORPORATION, it's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> The south one-half of Lot 135, on the Map of Belmont Land Company's Plan of Lots called "Belmont Heights", as of record in Book 421, Page 34, Register's Office of Davidson County, Tennessee. SAID part of Lot 135 fronts 50 feet on the westerly side of Belmont Boulevard, and extends back 175 feet, more or less, on the north line, and 178.8 feet on the south line to a 15 foot alley, on which it measures 50.18 feet.
>
> Being the same property conveyed to Melvin C. Spain, Richard W. Argo, and G. Nelson Crowe, by instrument of record in Book 5587, Page 466, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed from Melvin C. Spain by quitclaim deed to Richard W. Argo, by instrument of record in Book , Page , Register's Office of Davidson County, Tennessee.

This conveyance being subject to a certain indebtedness to Louis J. Baldini in the original principal sum of Forty Eight Thousand Dollars ($48,000.00), and secured by a deed of trust executed November 5, 1976, and recorded in Book 5088, Page 395, Register's Office of Davidson County, Tennessee, and a certain indebtedness to William T. Jennings and Wife, JoAnn Welch Jennings in the original principal sum of Seventy Two Thousand Dollars ($72,000.00) and secured by a deed of trust executed March 3, 1982, and recorded in Book 5857, Page , Register's Office of Davidson County, Tennessee. It is expressly agreed that the lien of this Installment Deed shall remain in effect until such time as the above mentioned indebtednesses are paid in full.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said INVESTMENT RESOURCES DEVELOPMENT CORPORATION, it's heirs and assigns forever, we 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 as set forth herein.

We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said INVESTMENT RESOURCES DEVELOPMENT CORPORATION, it's 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 AND NO/100 ($1.00) DOLLAR, to us in hand paid, we, the said INVESTMENT RESOURCES DEVELOPMENT CORPORATION, do hereby transfer and convey unto PHILIP W. DUER, 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 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 INVESTMENT RESOURCES DEVELOPMENT CORP. , shall pay the notes aforesaid when due, according to their terms, and pay taxes and keep up repairs, 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 or keep up repairs as herein provided; if 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 (30) 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 (20) 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:

(1) 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.

(2) To the payment of all taxes which may be unpaid on said premises.

(3) To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

(4) The residue, if any, will be paid to G. NELSON CROWE and RICHARD W. ARGO , their 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 PHILIP W. DUER , 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 G. NELSON CROWE and RICHARD W. ARGO , Sellers, and INVESTMENT RESOURCES DEVELOPMENT CORP.

Buyers. have hereunto set our hands at Nashville, Tennessee, this the 30th day of September, 1983.

G. NELSON CROWE, Seller

RICHARD W. ARGO, Seller

Attest

INVESTMENT RESOURCES DEVELOPMENT CORP., Buyer
By PATRICK O. PROCTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named G. NELSON CROWE AND RICHARD W. ARGO, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (INSTALLMENT DEED) instrument for the purpose therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 30th day of September, 1983.

Regan F. Cary
NOTARY PUBLIC

My Commission Expires:

7-18-87

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named INVESTMENT RESOURCES DEVELOPMENT CORPORATION, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (INSTALLMENT DEED) instrument for the purpose of conveying in trust to PHILIP W. DUER, Trustee, the above-described property.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 30th day of September, 1983.

Regan F. Cary
NOTARY PUBLIC

My Commission Expires:

7-18-87

NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT

BOOK 6158 PAGE 324

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $ 18,490.40 .

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn and subscribed before me this 30th day of September, 1983.

Notary Public

My Commission Expires: 7-18-87

NOTARY PUBLIC AT LARGE STATE OF TE

MAIL ENV.

H 6 0 4 5 3

IDENTIF. REFERENCE

Oct 17 2 20 PM '83

FELIX [illegible] Register
DAVIDSON COUNTY, TN

5569 -09.12421041.60- CHECK

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

BOOK 6158 PAGE 325

RECEIVED OF _____

FOR _____

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
			18490.48-	CAMT.
			7000.00-	MAMT.
			48.10	CSTAX
			5.00	MSTAX
			.50	PRFEE
			18.00	WDEED
				CHECK 71.60-
			5569A10/17/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H80453

IDENTIF. T REFERENCE

OCT 17 2 20 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 986612