OFFICIAL RECEIPT

BOOK 6164 PAGE 889

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
ALONZO DEE HOLT and wife,
HATTIE HOLT

TO
JOSEPHINE D. DOUBLEDAY

For draftsman's use

This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPHINE D. DOUBLEDAY (NAME)	SAME (NAME)	119-9
Triple A Bedding Church St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	179
Nash (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 8 2 7 5 4

IDENTIF. REFERENCE

OCT 27 1 56 PM '83

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$35,200.00 Josephine D. Doubleday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1983.

Notary Public

MY COMMISSION EXPIRES: 12-18-83

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of

--------THIRTY FIVE THOUSAND TWO HUNDRED ($35,200.00)---------- DOLLARS

of which $ _____ has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed an Installment Deed Note in the original principal amount to $26,400.00 bearing interest at the rate of 9 3/4% per annum and being paid in monthly installments of $279.67 beginning on the 26th day of November, 1983 and continuing on the 26th day of each subsequent month for 179 months thereafter.

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,

ALONZO DEE HOLT and wife, HATTIE HOLT

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

JOSEPHINE D. DOUBLEDAY

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being part of Lots Nos. 11 and 12 on the Map of W. D. Overall Subdivision of the northeast part of Lot No. 1 of the Patterson Land, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey thereof made December 12, 1953, by Hal T. Swann, Jr., Surveyor, as follows:

Beginning at an iron pin on the westerly margin of Bubis Street and the southerly margin of an alley, being the northeast corner of Lot No. 12; thence in a westerly direction along the southerly margin of said alley 98.9 feet to a point on the easterly margin of Foster Avenue; thence in a southeasterly direction along the margin of Foster Avenue 177.4 feet to a point on the westerly margin of Bubis Street; thence in a northerly direction along the westerly margin of Bubis Street 163 feet to the point of beginning.

Being the same property conveyed to Alonzo Dee Holt and wife, Hattie Holt by deed from Charles Couch of record in Book 3871, page 198, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 2700 Foster Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

10/27 122.42- CHECK

8303

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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 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.

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 John A. Gupton, III 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 $ 26,400.00 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:

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 advise 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 26th day of October 1983.

Alonzo Dee Holt

Alonzo Dee Holt

Hattie Holt

Hattie Holt

B. B. Doubleday, Jr.

B. B. Doubleday, Jr.

Josephine D. Doubleday

Josephine D. Doubleday

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } On this 26th day of October, 1983,

Personally appeared ~~before me, a Notary Public in and for said County and State~~ Alonzo Dee Holt, Hattie Holt, B. B. Doubleday, Jr., and Josephine D. Doubleday, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who ~~executed the foregoing~~ executed the within instrument and acknowledged that they executed the same as their free act and deed.

~~Witness my hand and official seal at office in Nashville, Tennessee, this~~

Notary Public.

Commission expires 7-18-87.

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 .....

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

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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
			35200.00- CAMT.	
			26400.00- MAMT.	
			91.52 CSTAX	
			24.40 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.42-
8303A10/27/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 2 7 5 4

IDENTIF. REFERENCE

OCT 27 1 56 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 989266