OFFICIAL RECEIPT

INSTALLMENT DEED

BOOK 6178 PAGE 606

For and in Consideration of the sum of Fourteen Thousand and no/100 - - - - ($14,000.00) - Dollars,

of which Four Thousand Six Hundred Sixty Six and 67/100 Dollars,

has been paid in cash by Terry N. Ward and wife, Jonna S. Ward,

the receipt of which is hereby acknowledged, and for the remainder Nine Thousand Three Hundred Thirty-three and 34/100 ($9,333.34) - - - - - - - - - - Dollars,

the said Terry N. Ward and wife, Jonna S. Ward have this day executed and delivered to the said Charles C. Bonds and wife Rachel Y. Bonds, their installment deed note in the principal sum of$9,333.34, dated November 18, 1983, payable to the order of said Charles C. Bonds and wife, Rachel Y. Bonds, payable in monthly installments as follows: On the 18th day of December, 1983, the sum of $167.71, and thereafter a like amount on the 18th day of each succeeding month thereafter and the remaining balance on said principal sum on the 18th day of November, 1990, said payments to be applied first to the payment of interest at the rate of 12% per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the paymant of the principal sum, until the entire amount, both principal and interest has been paid in full. Privilege is reserved of paying any number of said monthly payments or this note may be paid in full on any payment date. 12% Interest to be twelve per cent per annum.

all of said notes bearing ~~xx~~ 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, we, Charles C. Bonds and wife, Rachel Y. Bonds,

have this day bargained and sold, and do hereby transfer and convey unto the said Terry N. Ward and wife, Jonna S. Ward, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 31st Councilmanic District of Davidson County, Tennessee, and being Lot No. 10 on the subdivision of the Charles C. Bonds and wife's property as of record in Deed Book 4694, page 151, Register's Office for Davidson County, Tennessee, and described according to a survey made by McConnell Engineering on April 13, 1978, as follows:

BEGINNING at a point in the westerly margin of Battle Road at the south corner of a tract of land conveyed by Charles C. Bonds and wife, Rachel Y. Bonds, to Monica Smithson (being Lot No. 11 of said subdivision), by deed of record in Book 6152, page 436, said Register's Office; thence South along the westerly margin of Battle Road South 02 deg. 41' 39" West 264.58 feet to the northeast corner of Lot 9 of said subdivision; thence along the northerly margin of Lot No. 9 South 85 deg. 21' 51" West 245.7 feet to a point, said point being the common corner of Lots Nos. 7 and 8 of said subdivision; thence South along the northerly margin of Lots Nos. 7 and 8 of said Subdivision, South 73 deg. 15' 51" West 424.16 feet to a point, said point being the Northwest corner of Lot No. 7 of said subdivision; thence North along the southerly boundary of Lot No. 11 North 26 deg. 01' 05" East 385.83 feet to a point; thence continuing with the southerly boundary of said Lot No. 11 North 87 deg. 45' 37" East 500 feet to the point of beginning, containing 3.50 acres more or less.

This is unimproved ~~xx~~ ( ) property, known as Lot 10 of the Chas. C. Bonds et ux Subdivision, on Battle Road, Davidson County, Tennessee.
(House Number) (Street) (P.O. Address) (City or Town) (Zip Code)

11/18 59.20 CHECK

3729

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Terry N. Ward and wife, Jonna S. Ward, 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 said real estate to said Terry N. Ward and wife, Jonna S. Ward, 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 Terry N. Ward and wife, Jonna S. Ward,

do hereby transfer and convey unto James Bonds, 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 Terry N. Ward and wife, Jonna S. Ward,

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 $_____ 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 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 Terry N. Ward and wife, Jonna S.Ward 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; 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 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 Terry N. Ward and wife, Jonna S. Ward representatives or assigns.

Being part of the property conveyed to Charles C. Bonds and wife, Rachel Y. Bonds, by deed from Dean Greenfield and wife, Bonnie Greenfield, of record in Book 4694, page 151, Register's Office for Davidson County, Tennessee.

RESTRICTIONS AND COVENANTS RUNNING WITH THE LAND.

This conveyance is expressly subject to the following covenants and restrictions to run with the land herein conveyed for a period of twenty (20) years.

1. No residence shall be constructed with less than 1500 square feet of living area, excluding garages and porches.

2. No chickens or hogs to be raised or kept by owners on said premises; any live stock to be kept thereon not to exceed one cow per acre.

3. No trailers, temporary or permanent, shall be placed on said premises.

4. No commercial activity shall be conducted on said premises.

5. No storage of junk cars, no storageof building materials, or other offensive or unsightly storage to be placed on said tract.

6. Said land is not to be subdivided.

7. Subject to any restrictions or limitations issued under the zoning laws of the Metropolitan Government of Nashville and Davidson County, Tennessee.

OFFICIAL RECEIPT

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 James Bonds, 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 Charles C. Bonds and wife, Rachel Y. Bonds, and Terry N. Ward and wife, Jonna S. Ward, hereunto set our hands at Nashville, Tennessee, this the 18 day of November, 1983.

Charles C Bonds

Rachel Y Bonds

Terry N. Ward

Jonna S. Ward

BOOK 5178 PAGE 609

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charles C. Bonds and wife, Rachel Y. Bonds, and Terry N. Ward and wife, Jonna S. Ward, 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, Davidson County, Tennessee, this 18th day of November, 1983.

NOTARY PUBLIC DAVIDSON CO. TENN.

[illegible], Notary Public.

Commission Expires April 21, 1985

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 _____

RECEIVED
NOV 18 2 19 PM '83
REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

RUSH

7-3-11

STATE OF TENNESSEE (
COUNTY OF DAVIDSON)

BOOK 6178 PAGE 610

Before me, , a Notary Public of the State and

County aforesaid, personally appeared ,

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)

INSTALLMENT DEED

FROM
CHARLES C. BONDS ET UX

TO
TERRY N. WARD ET UX.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY N. WARD ET UX (NAME)	Same (NAME)	Part of Map 188, Par. 18
208 Coleridge Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Tax 5D-21515.
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Harry G. Nichol, Atty.
219 2nd Avenue North
Nashville, Tenn., 37201.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 14,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF November 1983

Notary Public

MY COMMISSION EXPIRES: April 21, 1985

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

RECEIVED OF _____

FOR _____ BOOK 5178 PAGE 611 _____

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

14000.00 CAMT.
9333.34 MAMT.
36.40 CSTAX
7.30 MSTAX
.50 PRFEE
15.00 WDEED
CHECK 59.20

3728A11/18/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H87314

IDENTIF. REFERENCE

Nov 18 2 14 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 994509