THIS INSTRUMENT PREPARED BY:
Charles C. Morrow, Attorney
3221 Nolensville Road
Nash., TN 37211 (832-018)

Installment Deed

BOOK 6214 PAGE 869

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vivian M. Lanius	Lovell & Malone	75-6
(NAME:) 4276 Samoa Drive	(NAME:) 404 James Robertson Parkway	56
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Nashville, TN 37219	4D-34867
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty-Nine Thousand and NO/100 ($59,000.00) *Dollars, of which* Thirty-Seven Thousand and No/100 ($37,000.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Twenty-Two Thousand and No/100 $22,000.00 *Dollars,*

the Grantee, Vivian M. Lanius *has* executed one note of even date in the amount of Eleven Thousand and No/100 ($11,000.00) Dollars and assumes a presented indebtedness on the property herein conveyed, as recorded in Book 4030, Page 300, R.O.D.C. Said balance of the present indebtedness is approximately $11,000.00.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Samuel Lee Birchett and wife, Mary Ann Birchett and Virginia R. Birchett *have this day bargained and sold, and do hereby transfer and convey unto the said* Vivian M. Lanius her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 302 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the curving westerly margin of Samoa Drive, the common corner of Lots 302 and 301; then running back 113.15 feet in a northwesterly direction along the common line between said lots to a point; the common corner of Lots 301, 302 and 353; thence 104.9 feet in a northerly direction along the common line between lots 302, and 353 to a point in the southerly margin of Monoco Drive; thence 100.0' feet in a southeasterly direction along said margin of said Drive to a point, the beginning of a curve; thence 39.27 feet in a southeasterly direction around said curve to a point in the westerly margin of Samoa Drive; thence 113.60 feet in a southwesterly direction along said margin of said Drive to the point of beginning.

BEING the same property conveyed to Samuel Lee Birchett and wife, Mary Ann Birchett and Virginia R. Birchett by deed from George R. Birchett of record in Book 4859, Page 102, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $59,000.00

Subscribed and sworn to before me, this the 7 day of [illegible] 19 83

Affiant

My commission expires: 9-24-1984 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as 4276 Samoa Drive, Hermitage, TN 37076 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Vivian M. Lanius her *(successors), 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Vivian M. Lanius, her *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Vivian M. Lanius *hereinafter referred to as trustors, hereby transfer and convey unto* Charles C. Morrow, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

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Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

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4th. The residue, if any, will be paid to trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

Witness our *hand* S *this* 14 *day of* September, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Samuel Lee Birchett

Mary Ann Birchett

Virginia R. Birchett

Vivian M Lanius

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Vivian M. Lanius

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* Oct, 1983

Commission expires 9-14-1984

Notary Public

STATE OF Virginia }
COUNTY OF Fairfax }

RUSH

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Samuel Lee Birchett and wife, Mary Ann Birchett and Virginia R. Birchett

the within named 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 Annandale, VA. *this* 14th *day of* September, 19 83.

Commission expires September 2, 1985

Notary Public

REGISTER'S OFFICE
JAN 16 | 55 PM '84
97742

INSTALLMENT DEED

FROM
SAMUEL LEE BIRCHETT,
ET UX, ET AL

TO
VIVIAN M. LANIUS,
a single person

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6214 PAGE 871

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
			59000.00- CAMT.	
			11000.00- MAMT.	
			153.40 CSTAX	
			5.00 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	169.90-
6505A01/16/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 7 7 4 2

IDENTIF. REFERENCE

JAN 16 1 56 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 6923