INSTALLMENT DEED

BOOK 6266 PAGE 274

For and in Consideration of the sum of FIVE THOUSAND AND NO/100 ($5,000.00) ---------- Dollars,

of which NONE ($0.00) ---------- Dollars,

has been paid in cash by FRANK WADE,

the receipt of which is hereby acknowledged, and for the remainder FIVE THOUSAND AND NO/100 ($5,000.00) ---------- Dollars,

the said Frank Wade has

executed a Promissory Note of even date herewith in the amount of $5,000.00 payable at the rate of $111.23 per month for 60 months, which amounts include interest at the rate of 12% per annum,

all of said notes bearing six 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, Elizabeth Bledsoe Haile, has

---

this day bargained and sold, and does hereby transfer and convey unto the said

Frank Wade, his ---------- heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Lying in the 11th Civil District of said County, being part of a 208.31 acre tract shown on the Map of Bradford Farm, as of record in Book 332, Page 35, Register's Office for said County, also shown as part of an unnumbered tract marked "Geo. Bradford's Land" on the Plan of Subdivision of the William Bradford Land, as of record in Book 547, Page 91, Register's Office for said County, and also shown and marked "J.A. Wilhem," adjacent to the southwest corner of the Subdivision known as Section One, Gra-Mar Acres, as of record in Book 2133, Page 27,said Register's Office, and described as follows:

Beginning at a concrete monument at the common corner of Lots Nos. 140, 142 and 143, Plan of Section One, Gra-Mar Acres; thence westerly to a concrete monument at the northeast corner of Maplewood Baptist Church property; thence north 4° 50' east, approximately 102.5 feet to the south boundary of Frank E. Wade property designated as Parcels 22 and 167, of Map 61-6, Property Maps; thence easterly with said Wade boundary to the westerly boundary of Lot No. 149; thence southerly with said boundary and the westerly boundary of Lot No. 143 approximately 125 feet to the point of beginning.

Being part of the same property conveyed to Elizabeth B. Haile by deed from Charles M. Haile, of record in Book 3531, Page 53, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as Maplewood Lane, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

06 29.50-

3778

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Frank Wade, his 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 myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Frank Wade, his 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, I, the said Elizabeth B. Haile

do hereby transfer and convey unto Lucien Dale, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Frank Wade,

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 $ None 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.

I 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 I 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 I, the said Frank Wade 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 I 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; I 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. I 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. I 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 Elizabeth B. Haile 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 Lucien Dale, 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 Elizabeth B. Haile and Frank Wade hereunto set our hands at Nashville, Tennessee, this the 6th day of ~~March~~ April 19 84

Elizabeth B. Haile

Elizabeth B. Haile

Frank Wade

Frank Wade

BOOK 6266 PAGE 276

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lucien Dale, a Notary Public in and for said County and State, the within named Elizabeth B. Haile and Frank Wade,

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 6 day of ~~March~~ April, 1984

Lucien Dale, Notary Public

Commission Expires 6-1-1987

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 }

BOOK 6266 PAGE 277

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)

II 4084

IDENTIF. REFERENCE

APR 6 3 10 PM '84

FELIX P. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

INSTALLMENT DEED

FROM
ELIZABETH B. HAILE

TO
FRANK WADE

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

FOSTER CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Wade (NAME)	Same (NAME)	Map 61-6
	Same	Par. Part 34
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	12DZ-10375

THIS INSTRUMENT WAS PREPARED BY
LUCIEN DALE, ATTORNEY
Suite 205, Ambrose Building
162 Fourth Avenue, North
Post Office Box 2868
Nashville, Tennessee 37219
615/255-7443

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$5,000.00 Frank Wade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF ~~March~~ April, 1984

Notary Public

MY COMMISSION EXPIRES: 6-1-1985

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6266 PAGE 278

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
			5000.00-	CAMT.
			5000.00-	MAMT.
			13.00	CSTAX
			3.00	MSTAX
			.50	PRFEE
			12.00	WDEED
			CHECK	28.50-
677BA	04/06/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 4' 0 8 4'

IDENTIF. REFERENCE

APR 6 3 10 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 26592