Prepared by [illegible] attorney Mail
[illegible] Ste, Box 1305, Nashville 37201

Installment Deed

BOOK 6267 PAGE 426

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert Anthony Nolan	Same	Portion
(NAME)	(NAME)	
3905 Scottsdale Dr.		map 154
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37211		Par 22
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of....Twenty-eight thousand one hundred and no/100.....
.....($28,100).....*Dollars,*
of which .....Ten thousand ($10,000).....
.....*Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder ....Eighteen thousand one hundred and no/100.
.....($18,100).....*Dollars,*
Albert Anthony Nolan and wife, Vicky Derrick Nolan.....
.....*have executed*

a note of even date at 12% ineterest per annum payable in 120 equal monthly installments

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, ...Neal W. Carter and wife, Ann R. Carter.....
.....
have this day bargained and sold, and do hereby transfer and convey unto the said..Albert Anthony Nolan and wife,.....
.....Vicky Derrick Nolan.....
.....*the Grantees herein, their (successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th Civil District, beginning at an iron rod in the center of a drive leading from an Easement which runs to Griffith Road, on the West edge of a small lake in the North boundary of Miller Property, then with said line of Miller, North 65 deg. 03 min. 25 sec. West, 399.06 feet to an iron rod, then South 25 deg. 15 min. 55 sec. West, 394.08 feet to an iron rod, Miller's Southwest corner in a fence, then with the North line of Map 154 Parcel 20, North 72 deg. 20 min. 55 sec. West, 267.60 feet to an iron rod then leaving said North line of Map 154 Parcel 20, North 04 deg. 51 min. 11 sec. East, 759.46 feet to an iron rod in the center of an easement road leading to Griffith Road, then with said center line, South 64 deg. 24 min. 46 sec. East, 121.73 feet, South 75 deg. 06 min. 33 sec. East, 61.24 feet, South 84 deg. 55 min. 29 sec. East, 72.47 feet, then leaving said easement, South 88 deg. 15 min. 27 sec. East, 459.68 feet to the center of the drive leading to the lake, then with said drive South 12 deg. 20 min. 25 sec. East, 57.45 feet, South 02 deg. 16 min. 33 sec. West, 380.70 feet, South 10 deg. 27 min. 12 sec. East, 126.66 feet, to the beginning; containing 10.00 acres more or less according to a survey be Perry A Chapdelaine, Jr., 3/06/84. This property is a portion of the property conveyed by Wesley Wallace and wife, Estella Wallace to Neal W. Carter and wife, Ann R. Carter by deed of record in Book 3674, page 310, RODC.

Together with a non-exclusive permanent easement or right-of-way over the existing gravel road from Griffith Road to the land conveyed, said existing gravel road crossing the land of the grantor, for the enjoyment of the buyers, their heirs, successors, and assigns, to pass with or without vehicles for ingress and egress to lands sold. Grantors have heretofore granted to others easements to use the existing roadway and Grantor will in the future grant similar common easements to others. Further, Grantors reserve to themselves , their heirs, executors, administrators, personal representatives, assigns, successors and permittees an easement across the land conveyed, the width of the existing roadway and further, the required width of the roadway which may be built in the future, the center line of which would be the center line of the existing roadway, widened to meet the specifications necessary to dedicate the road as a public way. This easement shall be perpetual and shall run with the land.

There shall be no temporary buildings or house trailers placed on this property. Any residence shall be for a single family and shall have a minimum of 1,700 square feet of living space.

84/12 131.55 - PERK

7244



STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 28,100.00

Subscribed and sworn to before me, this the 18 day of March 1994

Vicky Jessica Nolan
Affiant

My commission expires: 10-15-94
(Affix Seal)

Notary Public

unimproved (X)

This is improved ( ) property, known as..... (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 Grantees their (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, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (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 installaments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees hereinafter referred to as trustors, hereby transfer and convey unto J. P. Grantham, 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.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, 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.

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 Register's 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 16 day of March, 1954

Paul M. Carter

x Ann R. Carter

Albert Anthony Nolan

Vicky Derrick Nolan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF Tennessee }
COUNTY OF Davidson }

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Personally appeared before me, ..., *a Notary Public in and for said County and State,* Neal W. Carter and wife, Ann R. Carter and Albert Anthony Nolan and wife, Vicky Derrick Nolan *the within named 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* 11 *day of* March, *19* 84

Commission expires 12/15/84 ..... *Notary Public*

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 .....

I 14459

IDENTIF. REFERENCE

APR 10 8 55 AM '84

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 6267 PAGE 430

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
			28100.00-	CA'NT.
			18100.00-	MA'NT.
			73.06	CSTAX
			16.10	MSTAX
			.50	PRFEE
			12.00	WDEED
			CHECK	101.66-
7244A	04/10/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 4 5 9

IDENTIF. REFERENCE

APR 10 8 55 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27040