HAYNES & ASSOCIATES
ATTORNEYS AT LAW
310 N. Main St. Goodlettsville, TN 37072

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George W. Lyons, et ux	same	81-7
(NAME:)	(NAME:)	
1807 12th Ave. North		352
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of

TWELVE THOUSAND FIVE HUNDRED AND NO/100 ($12,500.00) *Dollars,*

of which

FIVE HUNDRED AND NO/100 ($500.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder

TWELVE THOUSAND AND NO/100 ($12,000.00) *Dollars,*

GEORGE W. LYONS AND WIFE, MARGARET ANN LYONS *have executed*

An installment deed note of even date in the principal amount of $12,000.00, payable to Edward Norman as follows: $132.14 per month for a total of 240 months, with interest at twelve percent (12%), the first payment of which shall be due on June 1, 1984, and due on the first day of each month thereafter until paid in full. The terms and conditions of said note are hereby incorporated by reference.

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,

EDWARD NORMAN AND WIFE, DAPHNE NORMAN

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

GEORGE W. LYONS AND WIFE, MARGARET ANN LYONS

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 83 on the plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard Property as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 83 fronts 50 feet on the westerly side of 12th Avenue North, formerly Epps Street and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Edward Norman by trustee's deed of record in Book 6265, page 711, Register's Office for Davidson County, Tennessee

Daphne Norman joins in this conveyance for the purpose of conveying any marital rights in the property described herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,500.00

Subscribed and sworn to before me, this the 1 day of June, 1984

Affiant

My commission expires: 10/19/86 (Affix Seal)

Notary Public

This is { unimproved / improved } (X) property, known as 1807 12th Ave. North, Nashville, TN (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

GEORGE W. LYONS AND WIFE, MARGARET ANN LYONS, 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* ourselve, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

GEORGE W. LYONS AND WIFE, MARGARET ANN LYONS 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 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

GEORGE W. LYONS AND WIFE, MARGARET ANN LYONS

hereinafter referred to as trustors, hereby transfer and convey unto Joe M. Haynes, *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 ... all taxes and assessments thereon, general or special, and to pay them ... lue, 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 ... be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions ... of; 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 ... perty, 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 pro... lings, 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 ... aid 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 ... f 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 indebtedne... ecured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay ta... 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 n... 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 ... es, 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, with... 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.

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In case of the death, absence, inability, or refusal to act of said trustee at any time when action under the foregoing power and trust 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 1st day of June, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward Norman — EDWARD NORMAN

George W. Lyons — GEORGE W. LYONS

Daphne Norman — DAPHNE NORMAN

Margaret Ann Lyons — MARGARET ANN LYONS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD NORMAN, DAPHNE NORMAN, GEORGE W. LYONS AND MARGARET ANN LYONS

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 Goodlettsville Tennessee, this 1st day of June, 1984.

John M. Cannon — Notary Public

Commission expires 10/19/86

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 .....

FILED FOR RECORD
JUN 6 4 18 PM '84
DAVIDSON COUNTY, TN

RECEIVED
JUN 12 10 15 AM '84
REGISTER'S OFFICE

INSTALLMENT DEED

FROM
Edward Norman, et ux

TO
George W. Lyons, et ux

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			12501.00- CONT.	
			1201[illegible].00- MORT.	
			32.50 COTAX	
			10.00 MOTAX	
			.50 PRFEE	
			6.00 NOTED	
			CHECK 49.0 -	
			5804406/15/84 CAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12961 5.

IDENTIF. REFERENCE

JUN 15 4 18 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

No.0044890