Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Wayne Hess, et al (NAME)	Same (NAME)	Map 114
7401 Charlotte Avenue		Parcel 114
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209		
(CITY) (ZIP CODE) (STATE)	(CITY) (ZIP) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty Thousand & 00/100 ($50,000.00) ----------

Dollars,

of which None

Dollars, has been paid in cash,

the receipt of which is hereby acknowledged, and for the remainder Fifty Thousand & 00/100

($50,000.00) ---------- *Dollars*

Grantors, Thomas Wayne Hess and Gary Lee Hess *have executed*

their joint promissory note in the amount of $50,000.00 payable to Thelma Stevens payable in 144 equal monthly installments of $487.95 which includes interest at the rate of 6% per annum. Said montly payments are to be applied first to earned or unpaid interest and the balance to principal

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, Thelma Stevens

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas Wayne Hess and Gary Lee Hess, their

(successors), heirs and assigns,

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

BEING her 1/2 undivided interest in Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being Lot No. 1 on a survey of a part of H.C. Carter's 11.82 acre tract of land, described according to a survey made by Watkins and Murray, Surveyors, July 16, 1947, as follows:

Beginning at a point in the center of Old Hickory Boulevard, at the intersection of the line of said Old Hickory Boulevard and the center of Charlotte Pike; thence with the center of said Charlotte Pike, South 46° 30' West 388.5 feet to the intersection of the center line of said Charlotte Pike and the easterly margin of a 30 foot reserved strip; thence with easterly margin of said reserved strip, south 13° 34' East 103 feet the northwest corner of Lot No. 2 on said survey; thence with the line between said Lots Nos. 1 and 2, North 73° 26' East 308.7 feet to a point in the center of said Old Hickory Boulevard; thence with the center of said boulevard, North 8° West 283.9 feet to the beginning, containing 1.40 acres, more or less.

Being Grantors one-half undivided interest in and to the land conveyed to John W. Hess, et ux, Lawrence N. Stevens and wife, Thelma Stevens by deed from Garland F. Turner, as of record in Book 1515 page 191 R.O.D.C., Tennessee, the said Lawrence N. Stevens having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 21st day of June, 19 84

Thomas Wayne Hess
Affiant

My commission expires: 4-20-86
(Affix Seal)

Notary Public

Patricia Hess, wife of Thomas Wayne Hess, joins in this conveyance for the express purpose of acknowledging the re-conveyance of the above described land by her husband and hereby gives her consent and acquiesce herein.

PREPARED BY:
H.E. COLLINS, ATTY.
802-5151 AVE. N.
NASH., TN 37209

unimproved ( )
This is improved (XX) property, known as 7401-5 Charlotte Pike, Nashville, TN 37209
(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 Thomas Wayne Hess and Gary Lee Hess, Grantees, their *(successors), 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 and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees *(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 Thomas Wayne Hess and Gary Lee Hess *hereinafter referred to as trustors, hereby transfer and convey unto* H.E. Collins, *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 $ 50,000.00 *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 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 in any manner to protect the security hereof or the debt hereby secured, 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.

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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 21st day of June, 19 84.

RUSH

I3365

IDENTIF. REFERENCE

JUL 3 8 AM '84

FEE

DAVIDSON COUNTY, TN

Thelma Stevens
THELMA STEVENS

Gary Lee Hess
GARY LEE HESS

Thomas Wayne Hess
THOMAS WAYNE HESS

Patricia Hess
PATRICIA HESS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thelma Stevens, Thomas Wayne Hess, Gary Lee Hess and Patricia Hess

the within named bargainor S, 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 21st day of June, 19 84.

Harold E. [illegible] Notary Public

Commission expires 1-20-86

382 07/03 137.50- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6330 PAGE 261

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

50000.00- CAMT.
50000.00- MAMT.
130.00 CSTAX
46.00 MSTAX
.50 PRFEE
9.00 WDEED
CHECK 187.50-
0382A07/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I336588

IDENTIF. REFERENCE

JUL 3 9 43 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0049536