Prepared by:
Dennis Wright, Attorney
P.O. Box 181
Madison, Tennessee 37116-0181

BOOK 6333 PAGE 527

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Green, et ux	Same	045-0-028
(NAME:)	(NAME:)	
4041 Cedar Circle		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand-Five Hundred And No/100----------($19,500.00)---------- *Dollars, of which* One Thousand-Five Hundred And No/100----------($1,500.00)---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* of Eighteen Thousand And No/100----------($18,000.00)---------- *Dollars,* James H. Green and wife, June K. Green, hereinafter called grantees, *ha.* ve *executed* their joint promissory note payable to the order of the grantors herein in monthly payments of $200.00 which include interest at the rate of 10% per annum,

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, We, Frank W. Cornwell and wife, Clara Marie Cornwell, hereinafter called grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* grantees, their *(successors), heirs and assigns, certain real estate in* [redacted] the 1st Civil District of Cheatham County, Tennessee, as follows:

Beginning at an iron pin in Reynolds' westerly line, said point being S 29°31'E 420 feet from David N. Boyd's SE corner; thence with Reynolds' line, S 29°31'E 2600 feet to an iron pin; thence S 85°W 320 feet to an iron pin; thence with Dogwood Camp property N 45°W 1047 feet and N 29°30'W 1778 feet to a point in grantors' southerly line; thence with grantors' line N 70°E 380 feet to an iron pin; S 31°45'E 100 feet; S 45°30'E 100 feet and S 41°15' E 50 feet to an iron pin; thence N 62°E 160 feet to the point of beginning, and containing 32.24 acres, more or less.

Being the same property conveyed to the grantors by deed from Charles O. Boyd and wife, of record in Book 171, page 704, Register's Office for said County.

There is also included in this conveyance an easement for a driveway from the end of the present driveway along the east edge of the Charles O. Boyd property to the property herein conveyed for the purpose of ingress and egress, together with the right to use the existing driveway across Charles O. Boyd property. Charles O. Boyd and wife, Annice M. Boyd, have heretofore retained the use of the spring branch, together with the house and equipment located on the property herein conveyed, which is now being used to provide drinking water for their homesite, and grantees shall not contaminate said branch in any manner.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 19,500.00

Subscribed and sworn to before me, this the 29th day of June 1984

June K. Green
Affiant

My commission expires: 1-18-87 (Affix Seal)

Notary Public

This is improved { } unimproved { X } 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 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 grantees *hereinafter referred to as trustors, hereby transfer and convey unto* Dennis Wright, *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:*

[redacted]

[redacted]

07/05 .00- CHECK

1746

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.

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 2nd day of July, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank W. Cornwell

Frank W. Cornwell

Clara Marie Cornwell

James H. Green

June K. Green

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Frank W. Cornwell and wife, Clara Marie Cornwell and James H. Green and wife, June K. Green

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 Madison, *Tennessee, this* 2nd *day of* July, *19* 84

Notary Public

Commission expires 1-18-87

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 .....

INSTALLMENT DEED

FROM

Frank W. Cornwell and wife,

Clara Marie Cornwell

TO

James H. Green and wife,

June K. Green

STATE OF TENNESSEE
CHATHAM COUNTY

Office of the Register July 9, 1984
I, BETTY J. ROSS, Chatham County Register do certify that the foregoing instrument and certificate was received in my office at 2:00 o'clock 4 m., on 7-9, 1984, entered in Note Book No. 34, Page 362 and recorded in Book No. 325, Page 133. The following amounts were paid under receipt No. 17921

STATE TAX: DEED $ 50.70
STATE TAX: MTGS $ 16.90
PRIVILEGE FEE: $ 1.50
RECORDING FEE $ 23.00
TOTAL $ 92.10

DAVIDSON COUNTY, TENN. REGISTER
FELIX S. HILLSMAN
JUL 9 10 44 AM

REGISTER

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

IDENTIFICATION REFERENCE

1 0 7 3 4 7

DISH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF Tax in the amount of $50.70, 16.00 paid

FOR Or #17921

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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
			19500.00- CAMT.	
			18000.00- MAMT.	
			6.00 WDEED	
			CHECK	6.00-
			1746A07/09/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 4 7 0 1

IDENTIF. REFERENCE

JUL 9 10 44 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0050860