INSTALLMENT DEED

For and in Consideration of the sum of Five Thousand and No/100 ($5,000.00) Dollars, of which Five Hundred and No/100 ($500.00) Dollars, has been paid in cash by Andrea D. Bryant and Phillip Wright, Jr. the receipt of which is hereby acknowledged, and for the remainder of Four Thousand Five Hundred and No/100 ($4,500.00) Dollars, the said Andrea D. Bryant and Phillip Wright, Jr. have executed one Installment Deed Note, of even date herewith, payable to Joy R. Karr, in the principal sum of Four Thousand Five Hundred and No/100 Dollars ($4,500.00) due and payable with accrued interest on February 15, 1985.

all of said notes bearing ~~six~~ 14 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, Joy R. Karr and husband, Maurice Karr

have this day bargained and sold, and do hereby transfer and convey unto the said Andrea D. Bryant and Phillip Wright, Jr., their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 387 on the Plan of the North Nashville Real Estate Company's Addition, as of record in Book 21, Page 105, Register's Office for said County.

Said Lot No. 387 fronts 50 feet 9 inches on the easterly side of Delta, formerly Hamburg, Street and runs back 233 feet 10 inches on the northerly line and 242.8 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Joy R. Karr by deed of Clive Anderson and wife, Ruby H. Anderson, dated November 24, 1972, and of record in Book 4661, Page 66, of the Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1814 Delta Avenue, Nashville, Tennessee, 37205
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Andrea D. Bryant and Phillip Wright, Jr. 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said Andrea D. Bryant and Phillip Wright, Jr. and their 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 us in hand paid, we, the said Andrea D. Bryant and Phillip Wright, Jr.

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

we, the said Andrea D. Bryant and Phillip Wright, Jr.

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 $ 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.

We 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 we 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 we, the said Andrea D. Bryant and Phillip Wright, Jr. 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 we 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; we 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. we 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. we 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 Andrea D. Bryant and Phillip Wright, Jr. 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 George R. Fusner, Jr., 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 Joy R. Karr and husband, Maurice Karr and Andrea D. Bryant and Phillip Wright, Jr. hereunto set our hands at Nashville, Tennessee, this the 17th day of August 19 84

Andrea D. Bryant

Andrea D. Bryant

Joy R Karr

Joy R. Karr

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Phillip Wright Jr.

Phillip Wright, Jr.

Maurice Karr

Maurice Karr

Maurice Karr joins in this conveyance solely for the purpose of conveying any right he may have in the property to Andrea D. Bryant and Phillip Wright, Jr. by virtue of his marriage to Joy R. Karr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, the within named Joy R. Karr and husband, Maurice Karr

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. (or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at Nashville, Davidson County Tennessee, this 17th day of August, 19 84

Jan Minshall, Notary Public.

Commission Expires 7-28-86

STATE OF Tennessee
Davidson **County.**

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, the within named Andrea D. Bryant and Phillip Wright, Jr.

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. (or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at Nashville, Davidson County, Tennessee this 17th day of August, 19 84

Jan Minshall, Notary Public.

Commission Expires 7-28-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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)

I 45314

IDENTIF. REFERENCE

AUG 24 2 03 PM '84

REGISTER DAVIDSON COUNTY, TN

RUSH

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

TOOLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea D. Bryant and Phillip Wright, Jr. (NAME)	Andrea D. Bryant and Phillip Wright, Jr. (NAME)	
4040 Ames Drive (STREET ADDRESS OR ROUTE NUMBER)	4040 Ames Drive (STREET ADDRESS)	81-8
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	125

THIS INSTRUMENT WAS PREPARED BY
George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 5,000.00 Phillip Wright Jr. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 1984.

Jan Marshall Notary Public

MY COMMISSION EXPIRES: 7-29-86

(AFFIX SEAL)

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6366 PAGE 998

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
			5000.00- CAMT.	
			4500.00- MAMT.	
			13.00 CSTAX	
			2.50 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	28.00-
		5000A08/24/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 45 3 1 4

IDENTIF. REFERENCE

AUG 24 2 08 PM '84

FELIX Z. WILSON, R.O.D. REGISTER
DAVIDSON COUNTY, TN

No. 0063694

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