INSTALLMENT DEED

For and in Consideration of the sum of thirty-three thousand five hundred ($33,500.00) ---------- Dollars, of which ten thousand ($10,000.00) ---------- Dollars, has been paid in cash by Timothy W. Burrow, single the receipt of which is hereby acknowledged, and for the remainder twenty-three thousand five hundred ($23,500.00) ---------- Dollars, the said Timothy W. Burrow, single has executed an installment deed in the principal amount of twenty-three thousand five hundred dollars ($23,500.00) to be paid as follows. December 1, 1984, the sum of $235.00 and for the next 4 consecutive months, $235.00 on the first day of the month. On May 1st, 1985, the sum of $23,500.00 plus interest of $235.00 is then due and payable. Said interest on mortgage is at the rate of 12% per annum -

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed, Clifton Sanders and Gladys Sanders Cole

have this day bargained and sold, and do hereby transfer and convey unto the said Timothy W. Burrow, single, his heirs and assigns,

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

Land in Davidson County, Tennessee, being the easterly part of Lot No. 152, on the Map of Airport Estates, as of record in Book 1130, page 83, Register's Office for said County.

Said part of said lot fronts 69.8 feet on the northerly side of Cummins Drive and runs back 150 feet on the easterly line and 158 feet 3 inches more or less on the westerly line to a dead line in the rear, which is a broken line, measuring 80 feet thereon.

BEING the same property conveyed to Charles B. Sanders and wife, Eva G. Sanders, by deed from Robert L. Farmer and wife, Eva Elizabeth N. Farmer, as of record in Book 2930, page 21, Register's Office for Davidson County, Tennessee. The said Eva G. Sanders predeceased Charles B. Sanders. Charles B. Sanders died November 15, 1974, leaving the property to Clifton Sanders, Duncan Currey Sanders and Gladys Sanders Cole as of record in Will Book 112, page 759, Probate Court Davidson County, Tennessee, or the survivor or survivors. Duncan Currey Sanders predeceased Charles B. Sanders thus leaving the property to Clifton Sanders and Gladys Sanders Cole. Duncan Currey Sanders died, August 22, 1973.
This is not the usual place of residence of the grantors.

This is unimproved ( ) improved (X) property, known as 1316 (House Number) CUMMINS DR (Street) P. O. Address: NASHVILLE (City or Town) 37211 (Zip Code)

85025 1211.10- CHECK

2307

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Timothy W. Burrow, single, his 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 Timothy W. Burrow, single, his 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 in hand paid, I, the said Timothy W. Burrow, single

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

I, the said Timothy W. Burrow, single

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 the insurable value 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 interest may appear.

I 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 I 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 I, the said Timothy W. Burrow, single 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 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; 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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. I 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. I 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 trustors, their 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 Phillip Sanders, 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 Clifton Sanders and Gladys Sanders Cole and Timothy W. Burrow hereunto set our hands at Nashville, Tennessee, this the 21 day of Sept 1984

X Timothy W. Burrow

X Gladys Sanders Cole

X Clifton Sanders

STATE OF TENNESSEE

Davidson County

BOOK 6388 PAGE 123

Personally appeared before me, Edward W. Hill, a Notary Public in and for said County and State, the within named Clifton Sanders, Gladys Sanders Cole and ~~Timothy W. Burrow~~, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that we executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of Sept, 1984.

Edward W. Hill, Notary Public

Commission Expires 7-17-88

STATE OF TENNESSEE

_____ County.

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____.

_____, Notary Public.

Commission Expires _____

BOOK 6388 PAGE 124

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

RUSH

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IDENTIF. REFERENCE

SEP 25 8 27 AM '84

CLYDE AUSTIN TI REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM
Clifton Sanders and Gladys Sanders Cole

TO
Timothy W. Burrow

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

ED HILL REALTY CO.
2221 NOLENSVILLE RD.

PEDIGO & SAINDON

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY W BURROW (NAME)	SAME (NAME)	120-14
5105 BEAUREGARD LA. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	42
BRENTWOOD TN. 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

This Instrument Was Prepared By
Philip Saindon alo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 33,500.00 Timothy W. Burrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 1984

Edward M. Pedigo
Notary Public

MY COMMISSION EXPIRES: 7-17-88

2512

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6388 PAGE 125

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

33500.00- CAMT.
23500.00- MAMT.
87.10 CSTAX
21.50 MSTAX
.50 PRFEE
12.00 WDEED
CHECK 121.10-
2907A09/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-5 I-6 9 2

IDENTIF. REFERENCE

DEC 25 8 39 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071363