This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

ALINE (MRS. H. W.)SITTON PFERSDORF

TO

BARRY L. WALKER

For draftsman's use

This instrument prepared by
Dewey Pedigo, Jr., Attorney for
Attorneys Title Company, Inc.
105 Stahlman Building
Nashville, Tennessee 37201

BOOK 6466 PAGE 796

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARRY L. WALKER (NAME)	BARRY L. WALKER (NAME)	82-7-538
306 Wilburn Street (STREET ADDRESS OR ROUTE NUMBER)	306 Wilburn Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

157553

TRUST E. PFERSDORF
Oct 11 9 29 PM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 6,500.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1984

_____ Notary Public

MY COMMISSION EXPIRES: April 29, 1987

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Six Thousand Five Hundred and No/100 ($6,500.00) DOLLARS

of which $ 1,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his one note of even date herewith in the original principal amount of $5,000.00, payable to the order of Aline Sitton Pfersdorf in 48 monthly installments of $131.67 each, the first of which is due and payable on the 1st day of November, 1984, and thereafter a like amount on the 1st day of each succeeding month, with the final installment becoming due and payable on the 1st day of October, 1989. The installments include interest at the rate of 12% per annum; said payments to be applied first to interest and balance to principal until the entire amount, both principal and interest shall have been paid in full.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

I, Aline (Mrs. H. W.) Sitton Pfersdorf

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Barry L. Walker

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of The John W. Bryan Property, unrecorded, and being known as 306 Wilburn Street, described as follows:

Fronts approximately 22 feet on the southerly side of Wilburn Street and extends back between parallel lines approximately 52 feet; and is bounded on the North by Wilburn Street, East by an alley; south by McLemore; and West by Langham.

Being part of the property conveyed to John F. Thompson, by deeds of record in Book 873, page 544, and Book 876, page 190, Register's Office for Davidson County, Tennessee, and being part of the property devised to Nina L. Thompson, by will of John F. Thompson, of record in Will Book 62, page 339, Probate Clerk's Office for Davidson County, Tennessee; and being the same property devised to Mildred (Mrs. W.A.) Lillard for her life, and then to her daughter Aline (Mrs. H. W.) Sitton, by will of Nina Thompson, of record in Will Book 107, page 136, Probate Clerk's Office for Davidson County, Tennessee. The said Mildred (Mrs. W. A.) Lillard having since died, and the said Aline (Mrs. H. W.)Sitton, now being Aline (Mrs. H. W.)Sitton Pfersdorf.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantor.

This is unimproved ( ) improved (X) property, known as 306 Wilburn Street (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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 the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

AND NOW, for the purpose of the 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 grantees herein do hereby transfer and convey unto Frances Hinrichs Trustee, his successors and assigns, the real estate here inbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees 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 $ 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. 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 grantees, 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, 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 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 advise 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 the grantors herein, their heirs, 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the 1st day of October, 19 84.

Barry L. Walker

Aline (Mrs. H. W.) Sitton Pfersdorf

STATE OF ~~XXXXXXXX~~ ILLINOIS
COUNTY OF ~~XXXXXXXX~~ DuPage

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Aline (Mrs. H. W.) Sitton Pfersdorf

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 19 84.

Amy E. Hopkins Notary Public

Commission expires 10-26-84

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry L. Walker

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 19 84.

Jo Ann Smith Notary Public

Commission Expires April 19, 1987

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6406 PAGE 798

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		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

6500.00- CONT.
5000.00- CONT.
16.90 CSTAX
3.00 MSTAX
.50 PROBF
6.00 MORTG
CHECK 26.40-
9904A10/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 7 5 5 3

IDENTIFICATION REFERENCE

OCT 19 3 29 PM '84

DAVIDSON COUNTY, TN

No. 0078172