This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

G.L. WAYNICK ET AL

TO

RUSSELL EATON ET UX

For draftsman's use

Mail

WILLIAM G. TRABER, ATTORNEY
107 DONELSON PIKE
NASHVILLE, TN. 37214T

BOOK 5418 PAGE 337

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUSSELL EATON (NAME)	Same (NAME)	Map 121 Par 81 Jd
4428 DOWDY DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
ANTIOCH, TN. 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 6 1 1 5 8

IDENTIF. REFERENCE

Nov 2 1 55 PM '84

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 75,000.00 x Deborah Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 19 84

Grace Brumpton
Notary Public

MY COMMISSION EXPIRES: 10/16/86

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of SEVENTY FIVE THOUSAND AND NO/100---------- **DOLLARS**

of which $ 10,000.00 **has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees** HAVE EXECUTED ONE NOTE IN THE AMOUNT OF $65,000.00 PAYABLE TO G.L. WAYNICK AND MARK WAYNICK IN 20 YEARS AT AN INTEREST RATE OF 12% PER ANNUM. INCLUDED IN THIS AMOUNT IS AN OBLIGATION OF RECORD IN BOOK 5933, PAGE 196, R.O.D.C. THE GRANTOR AGREES TO PAY SAID OBLIGATION ACCORDING TO THE TERMS SET FORTH THEREIN. SHOULD GRANTOR FAIL TO DO SO, GRANTEE MAY MAKE SAID PAYMENTS OUT OF THE AMOUNT DUE GRANTORS, AND THE PRINCIPAL AMOUNT OF THIS NOTE REDUCED IN A LIKE AMOUNT. THIS IS A WRAPAROUND MORTGAGE AND THE OBLIGATION IN BOOK 5933, PAGE 196, R.O.D.C. IS NOT IN ADDITION TO THE PRICE SETFORTH HEREIN.

IF PAYMENT IS RECIEVED MORE THAN 10 DAYS AFTER DUE DATE A 5% PENALTY SHALL BE ADDED.

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 expresaly retained on the land herein conveyed,

G.L. WAYNICK AND MARK WAYNICK

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto RUSSELL EATON AND DEBORAH EATON, HIS WIFE

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

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY GREGORY UNDERWOOD, REGISTERED LAND SURVEYOR, TENNESSEE NO. 1299, DATED FEBRUARY 14, 1980, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF PLEASANT HILL ROAD AND THE NORTHERLY MARGIN OF COUCHVILLE PIKE; THENCE WITH THE EASTERLY MARGIN OF PLEASANT HILL ROAD NORTH 06 DEG. 00' EAST 183.37 FEET TO AN IRON PIN; THENCE WITH THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO JUDITH HOLLIDAY BY DEED RECORDED IN BOOK 5028, PAGE 824 IN THE REGISTER'S OFFICE FOR SAID COUNTY, SOUTH 83 DEG. 30' EAST 199.4 FEET TO AN EXISTING IRON PIN; THENCE WITH THE WESTERLY LINE OF THE PROPERTY CONVEYED TO D.W. WALKER AND WIFE, RECORDED IN BOOK 5224, AT PAGE 152 IN SAID REGISTER'S OFFICE, SOUTH 02 DEG. 48' WEST 178.25 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF COUCHVILLE PIKE; THENCE WITH THE NORTHERLY MARGIN OF COUCHVILLE PIKE NORTH 85 DEG. 00' WEST 209.35 FEET TO THE POINT OF BEGINNING 0.848 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO G.L. WAYNICK AND MARK WAYNICK, A TENNESSEE GENERAL PARTNERSHIP BY INSTALLMENT DEED FROM H. THOMAS TRIPP, AS OF RECORD IN BOOK 5933, PAGE 196, SAID REGISTER'S OFFICE.

11/13 - 14.50 - CHECK

This is unimproved ( ) improved (X) property, known as Pleasant Hill Rd.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

4297

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 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 W.G. TRABER 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 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, 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 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: THE STATUTORY RIGHT OF REDEMPTION IS EXPRESSLY WAIVED.

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 grantees 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 29th day of OCTOBER 19 84.

x Russell L. Eaton — x Mark Waynick

Deborah Eaton — x G. L. Waynick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named G.L. WAYNICK MARK WAYNICK AND RUSSELL EATON AND DEBORAH EATON the bargainors, 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, TN. Tennessee, this 29th day of OCTOBER, 19 84.

Tracey Dumpkins Notary Public.

Commission expires 10/19/86

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 .....

Prepared by:
William G. Traber
P. O. Box 140253
Nashville, Tenn. 37214
107 Omohundro Pk.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6418 PAGE 339

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			75000.00- CAMT.	
			65000.00- MAMT.	
			195.00 CSTAX	
			63.00 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 264.50-	
			4297A11/02/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 1 1 5 8

IDENTIF. REFERENCE

NOV 2 1 56 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0082431