THIS INSTRUMENT PREPARED BY: MARK H. COLLIER, ATTORNEY
137½ North Main Street
Dickson, Tennessee 37055

INSTALLMENT DEED

BOOK 6427 PAGE 789

For and in Consideration of the sum of Thirty Five Thousand Ten & no/100 ($35,010.00) Dollars, of which Ten & no/100 ($10.00) Dollars, has been paid in cash by Craig E. Clifford and wife, Sherry M. Clifford the receipt of which is hereby acknowledged, and for the remainder Thirty Five Thousand & no/100 ($35,000.00) Dollars, the said Craig E. Clifford and wife, Sherry M. Clifford have executed their one (1) joint promissory note of even date herewith payable to the order of Robert J. Clifford and wife, Virginia R. Clifford, bearing interest at the rate of Ten and one-half (10½) per-centum per annum, amortized over a period of twenty (20) years, and being payable in monthly installments of an amount in the sum of $349.44 per month for 240 successive months; provided, however, that none of the language contained herein shall preclude prepayment, or, permits assumption of the principal indebtedness; therefore, said principal indebtedness may be paid in full on any paying anniversary, but cannot be assumed, except by the express written permission of the grantors herein.

all of said notes bearing Ten and one-half (10½) 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, Now, Therefore, we Robert J. Clifford, Jr., and wife, Virginia R. Clifford have this day bargained and sold, and do hereby transfer and convey unto the said Craig E. Clifford and wife, Sherry M. Clifford, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Shadowlawn Subdivision, as of record in Book 1130, page 84, Register's Office for said County.

Said Lot No. 26 fronts 60 feet on the northerly side of Norvel Avenue and runs back between lines, 156 feet on the easterly line and 157 feet on the westerly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Robert J. Clifford, Jr. and wife, Virginia R. Clifford by deed dated September 16, 1963, of record in Deed Book 3618, Page 45, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Zip Code)

11/15 136.50- CHECK

7306

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Craig E. Clifford and wife, Sherry M. Clifford, 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 said real estate to said Craig E. Clifford and wife, Sherry M. Clifford, 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 Craig E. Clifford and wife, Sherry M. Clifford,

do hereby transfer and convey unto William C. Barry III, 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 Craig E. Clifford and wife, Sherry M. Clifford,

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 $35,000.00 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 Craig E. Clifford and wife, Sherry M. Clifford, 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; if 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 Craig E. Clifford and wife, Sherry M. Clifford, 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 William C. Barry III, 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 Robert J. Clifford, Jr. and wife, Virginia R. Clifford and Craig E. Clifford and wife, Sherry M. Clifford

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hereunto set our hands at Nashville, Tennessee, this the 25th day of May 1984

Robert J. Clifford

Virginia R. Clifford

Craig E. Clifford

Sherry M. Clifford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sue Ann Dozier, a Notary Public in and for said County and State, the within named Robert J. Clifford, Jr. and wife, Virginia R. Clifford,

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, Tennessee, this 25th day of May, 1984.

Sue Ann Dozier, Notary Public.

Commission Expires October 19, 1986

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, Sue Ann Dozier, a Notary Public in and for said County and State, the within named Craig E. Clifford and wife, Sherry M. Clifford

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, Tennessee, this 25th day of May, 1984

Sue Ann Dozier, Notary Public.

Commission Expires October 19, 1986

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 6 4 0 8 2

IDENTIF. REFERENCE

NOV 16 11 51 AM '84

FELIX A. ANDERSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

INSTALLMENT DEED

FROM
Robert J. Clifford, Jr., and wife
Virginia R. Clifford
TO
Craig E. Clifford and wife
Sherry M. Clifford

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig E. Clifford, et ux	Craig E. Clifford, et ux	061-16
(NAME)	(NAME) 1433 B. Kenner Ave	Pcl 277 Cal
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nash. Tenn.	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Mark H. Collier, Attorney
137½ North Main Street
P. O. Box 218
Dickson, Tennessee 37055

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$35,010.00 Craig E. Clifford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 19 84.

Sue Cox Hodges
Notary Public

MY COMMISSION EXPIRES: Oct. 19, 1986

(AFFIX SEAL)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6427 PAGE 793

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
			35010.00- CAMT.	
			35000.00- MAMT.	
			91.00 CSTAX	
			33.00 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	136.50-
7806A	11/16/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 0 8 2

T
IDENTIF. REFERENCE

Nov 16 11 51 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0085825