INSTALLMENT DEED

For and in Consideration of the sum of ---Thirty Thousand and 00/00 ($30,000.00)----- Dollars, of which ----------no (.00)---------- Dollars, has been paid in cash by ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO the receipt of which is hereby acknowledged, and for the remainder ---------- ---Thirty Thousand and 00/00 ($30,000.00)---------- Dollars, the said ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO have executed a certain installment deed note, of even date, in the principal amount of Thirty Thousand and 00/00 ($30,000.00) Dollars payable to AMOS N. DORTCH and wife ELISE M. DORTCH. Said note is payable in 240 installments of Two Hundred Sixty Nine and 92/00($269.92) Dollars per month, which includes iterest of 9% per annum with the first payment due on October 24, 1984 and each month thereafter.

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,

AMOS N. DORTCH and wife ELISE M. DORTCH

have this day bargained and sold, and do hereby transfer and convey unto the said ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 48 feet of lot "F" or lot No. 10 and the northerly 17 feet of the easterly 48 feet of lot "R" or lot No. 9 on the corrected plan of the E. J. Childers Ambrose Tract, as of record in Book 332, page 134, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Elvira Avenue, 144½ feet east of the southeast corner of Elvira Avenue and Anderson Place; thence easterly with the southerly margin of Elvira Avenue, 48 feet to a point, the northeast corner of the property herein described and the common corner of lots Nos. 7 and 10; thence southerly, with the dividing line between lots Nos. 7 and 10, 197 feet, more or less, to a point, the northeast corner of the property conveyed to Lorenso Farano and wife, by deed from E. C. Taylor and wife, of record in Book 667, page 192, said Register's Office; thence westerly, with Farano's north line, 48 feet to a point, Farano's northwest corner; thence northerly and parallel with the dividing line between lots Nos. 7 and 10, 197 feet to the point of beginning.

Being the same property conveyed to Amos N. Dortch and wife Elise M. Dortch, by deed from William Tomlin, Jr. and wife Ramona Upchurch Tomlin, of record in Book 5003, page 792, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 1006 Elvira Avenue, Nashville, Tenn. 37206
(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 ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO, 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 and our heirs and representatives, to warrant and forever defend the title to said ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO, 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 ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO do hereby transfer and convey unto LARRY DORTCH, 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 ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO 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.

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 ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO 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 ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO 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 LARRY DORTCH, 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 AMOS N. DORTCH and wife ELISE M. DORTCH and ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO hereunto set our hands at Nashville, Tennessee, this the 26th day of September 1984

x Amos N. Dortch

x Elise M. Dortch

x Alfred Leroy Leggio

x Mary Donna Louise Leggio

STATE OF TENNESSEE

DAVIDSON **County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMOS N. DORTCH and wife ELISE M. DORTCH, and ALFRED LEROY LEGGIO and wife MARY DONNA LOUISE LEGGIO,

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September, 1984

_____, Notary Public.

Commission Expires 11-1-87

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 _____

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6460 PAGE 563

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 _____

1324

12/26 | 1950 CASH

I. 73288

IDENTIF. T. REFERENCE

Dec 28 2 05 PM '84

FELIX A. MALONE, REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

YORKLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALFRED LEROY LEGGIO ET UX (NAME)	OWNERS (NAME)	Map 72-6
1006 Elvira Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 129
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

THIS INSTRUMENT WAS PREPARED BY

Glenn E. Sager, Attorney
923 Main St.
Nashville, Tenn. 37206

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,600 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 84.

B. Edwards
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 6460 PAGE 564

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
			30000.00- CAMT.	
			30000.00- MAMT.	
			78.00 CSTAX	
			28.00 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CASH	118.50-
9334A	12/28/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7.3288

IDENTIF. REFERENCE

Dec 28 2 05 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 97067