Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Knapp	Same	Map 104-8
(NAME:) 1613 - 17th Ave. So.	(NAME:)	Par 275
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	FB#22W15760
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of BOOK 6502 PAGE 440

One Hundred Thousand & 00/100 ($100,000.00) *Dollars,*

of which Fifteen Thousand & 00/100 ($15,000.00)

Dollars, has been paid in cash,

the receipt of which is hereby acknowledged, and for the remainder

Eighty Five Thousand & 00/100 ($85,000.00) *Dollars,*

Ralph E. Knapp *has executed*

his one promissory note of even date herewith, payable to the order of Eleanor B. Handlan in 59 consecutive monthly installments of $895.25 each, beginning the 1st day of April, 1985, with all remaining principal and interest being due the 1st day of March, 1990,

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

Eleanor B. Handlan

have this day bargained and sold, and do hereby transfer and convey unto the said

Ralph E. Knapp, unmarried, his

(successors), heirs and assigns,

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

Being the southerly 50 feet of the northerly 100 feet of the easterly part of Lot No. 58 in O.B. Hayes Plan of Large Lots, called Rokeby, of record in Book 21, page 87, Register's Office for said County, as follows:

Beginning on the westerly margin of 17th Avenue South, formerly Addison Street, at a point 50 feet south of the corner of Lots Nos. 55 and 58, said point being the southeast corner of the property conveyed to Laura Harris by deed from W. Dale Gleaves and wife, of record in Book 772, page 693, said Register's Office; thence with the westerly margin of said Avenue, southwardly 50 feet; thence westwardly 157 feet, more or less, to the easterly margin of a proposed alley; thence with said alley, northwardly 50 feet to Harris southwest corner; thence with Harris southerly line, eastwardly 157 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Eleanor B. Handlan by deed from George A. (Ashlin) Reynolds, Jr., et al, of record in Book 5227, page 941, said Register's Office.

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, TN 37201

** The said Ralph E. Knapp covenants for himself and his heirs, assigns and representatives, that he will make no major structural alterations to the improvements on said property, nor remove any interior wall or any bathroom or any kitchen fixture from said property, nor reduce to less than four the number of separate dwelling units located within said improvements, without first obtaining the written permission of the owner and holder of the indebtedness secured hereby. Any failure on the part of said Ralph E. Knapp or his successors in interest to observe, keep and perform these covenants, or any one of them, shall constitute an event of default hereunder, and the owner and holder of the indebtedness secured hereby shall have the same rights and remedies upon the breach of any of said covenants as are herein provided upon failure to timely pay the secured indebtedness.

This is unimproved ( ) improved (X) property, known as 1613 - 17th Ave. So., Nashville, TN 37212
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Ralph E. Knapp, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for easement of record in Book 4538, page 469, said Register's Office, and 1985 real property taxes.

William C. Handlan, the husband of Eleanor B. Handlan, joins herein and conveys all homestead and other rights and interests he may have in said property.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ralph E. Knapp, his *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Ralph E. Knapp, unmarried, *hereinafter referred to as trustors, hereby transfer and convey unto* Edmund W. Archer, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ 85,000.00 *, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

** *Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 1st *day of* March, *19*85.

Eleanor B. Handlan

Eleanor B. Handlan

William C. Handlan

William C. Handlan

Ralph E. Knapp

Ralph E. Knapp

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William H. Cameron, *a Notary Public in and for said County and State,* Eleanor B. Handland and husband, William C. Handlan,

*the within named bargainor*s, *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* 1st *day of* March, *19*85.

William H. Cameron *Notary Public*

NOTARY PUBLIC

Commission expires 10-20-85

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

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Personally appeared before me, William H. Cureton, *a Notary Public in and for said County and State,* Ralph E. Knapp, unmarried, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 1st *day of* March, *19* 85.

Commission expires 10-24-85 William H. Cureton *Notary Public*

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 corporatoin by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Ralph E Knapp
Affiant

Sworn to and subscribed before me this 1st day of March, 1985.

William H. Cureton
Notary Public

My commission expires: 10-10-85

INSTALLMENT DEED

FROM ELEANOR B. HANDLAN

TO RALPH E. KNAPP

R8502

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

IDENTIF. REFERENCE

FILED FOR RECORD AND RECORDED
MAR 13 06 PM 1985
DAVIDSON COUNTY, TN

18943

211

03/01 355.50 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			100000.00- CAMT.	
			86000.00- MAMT.	
			260.00 CSTAX	
			83.00 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	355.50-
			521:1A03/01/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. B. 6. 4. 3. 7.

IDENTIF. T REFERENCE

MAR 1 3 06 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 112497