INSTALLMENT DEED

For and in Consideration of the sum of $20,000.00

twenty thousand Dollars,

of which ten Dollars,

has been paid in cash by Barbara Reis Thompson

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

$19,990.00 plus intersts in Dollars,

the said Dennis Woodward Thompson has

agreed to sell, convey and transfer to Barbara Reis Thompson and Michael Koon-Tai Cheung together as tenants in common all right, title and interest he has in the herein described real property under the terms of a certain Note executed of even date herewith which provides for the payment of $20,000.00 together with interest at the rate of 10 percent over a period of ten years which is agreed to amount to $264.40 per month and total $31,728.00.

The first payment due to Dennis Woodward Thompson from Barbara Reis Thompson and Michael Koon-Tail Cheung will be due and payable on June 10, 1985 with a like payment due on the 10th day of each month thereafter until the full amount has been paid with a period of 15 days allowed for a grace period on any due payment and a penality of $15.00 being due on any payment made after the running of the grace period. The parties agree that written notice by registered mail must be given to purchasers 20 days prior to foreclosure,

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,

by and in favor of Dennis Woodward Thompson

and the said Dennis Woodward Thompson by this instrument has

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

Thompson and Michael Koon-Tai Cheung their heirs and assigns,

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

Being Lot No. 78 on the Plan of Colewood Acres Subdivision, Section 2 of record in Book 3700, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 80 feet on the easterly side of Coleridge Drive and runs back 129.6 feet on the south side line and 143.0 feet on the north side line and measures 99.25 feet across the rear lot line.

Being the same property conveyed to Martin Bubis by deed from Shufeld Company of record in Book 4550, Page 636, Register's Office of Davidson County, Tennessee;being same conveyed from Martin Bubis to Dennis Woodward Thompson et ux.Barbara R. Thompson, of record in Book 4612,Page 329,Register's Office of Davidson County, Tennessee. This conveyance is subject to all restrictions of record including those in Book 4158, Page 42, as amended in Book 4178, Page 738, of Register's Office of Davidson County, Tennessee.

This is the same property which bears the street address of 4128 Coleridge Drive, Nashville, Antioch, Tennessee 37211 and is the same property which is the subject of a certain Divorce Action between the parties to this Deed of record in the Circuit Court of Davidson County, Tennessee No. 93909.

This is unimproved ( ) improved (X) property, known as 4128 Coleridge Drive, Antioch, Tenn. 37211
(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 Barbara Reis Thompson and Michael Koon-Tai Cheung their 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.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Barbara Reis Thompson and Michael Koon Tai Cheung 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 me in hand paid, I, the said Dennis Woodward Thompson

do hereby transfer and convey unto Howard Doty, Attorney, 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 Barbara Reis Thompson and Michael Koon-Tai Cheung

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 Barbara Reis Thompson and Michael Koon-Tai Cheung 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 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 do this after 20 days written notice by registered mail to us as is herein above and before set out and after doing so he 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 Barbara Reis Thompson and Michael Cheung 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 HOWARD DOTY, Attorney, 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 purchasers, Barbara Reis Thompson and Michael Koon Tai Cheung; and Dennis Woodward Thompson, seller.

hereunto set our hands at Nashville, Tennessee, this the 21st day of March 1985

Barbara Reis Thompson
Barbara Reis Thompson

Michael Koon Tai Cheung
Michael Koon-Tai Cheung

Dennis Woodward Thompson
Dennis Woodward Thompson

STATE OF TENNESSEE

Davison **County**

Personally appeared before me, William H. Mincy, a Notary Public in and for said County and State, the within named Dennis Woodward Thompson, seller; and Barbara Reis Thompson and Michael Koon-Tai Cheung, purchasers,

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 21st day of March, 1985

William H. Mincy
Notary Public

Commission Expires April 19th, 1987

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 6515 PAGE 116

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 _____

1911102

IDENTIF. REFERENCE

MAR 22 12 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$.50

INSTALLMENT DEED

FROM
DENNIS WOODWARD THOMPSON

TO
Barbara Reis Thompson
Michael Koon-Tai Cheung

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$20,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 1985.
Deputy Register

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Reis Thompson et al (NAME)	same (NAME)	Map 162-2
4128 Coleridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 97
Antioch, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

OWEN B. STRATVERT
Attorney at Law
1210 8th Avenue South
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 1985
Notary Public
MY COMMISSION EXPIRES: ~~April 10th, 1987~~

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

RECEIVED OF _____

FOR _____

BOOK 6516 PAGE 117

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

20000.00- CAMT.
19990.00- MAMT.
52.00 CSTAX
18.00 MSTAX
.50 PRFEE
12.00 WDEED
CHECK 82.50-
156A03/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 1 1 0 2

IDENTIF. REFERENCE

MAR 22 12 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118271