BOOK 6579 PAGE 613

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

Cato A. Bass, Jr. and wife,

Margaret C. Bass

TO

John T. Crunk and Martin J. Rini
a partnership d/b/a C.R. Properties

For draftsman's use

Charles C. Morrow
Attorney at Law
3221 Nolensville Road
Nashville, TN 37211
(615)832-0138

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C.R. Properties (NAME)	Same (NAME)	117-4 347
2950 Primrose Circle (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

J 1 2 2 6 9

IDENTIF. REFERENCE

JUN 12 9 30 AM '85

FEE REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 57,000.00 Y
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF June 1985

Edward B. Hall
Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Fifty-Seven Thousand and No/100----------($57,000.00)---------- **DOLLARS**

of which $ 3,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder Fifty-Four Thousand and No/100-----($54,000.00) Dollars the grantees, John T. Crunk and Martin J. Rini, a partnership d/b/a C.R. Properties have executed their joint promissory note payable in monthly installments of Four Hundred Seventy-Three and 90/100 ($473.90) Dollars per month for three hundred sixty (360) months beginning July 10, 1985. Said note bears interest at the rate of ten (10%) percent annually and is included in each monthly note.

CB

This loan can be assumed at the present rate of interest if property is sold, and mortgagor must guarantee payments.

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 expressly retained on the land herein conveyed,

Cato A. Bass, Jr. and wife, Margaret C. Bass

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

John T. Crunk and Martin J. Rini, a partnership d/b/a C.R. Properties

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

Being Lot No. 2 of Block "B" on the Map of Belmont Terrace Annex No. 4, as of record in Book 974, Page 97, Register's Office for said County.

Said Lot No. 2 fronts 65 feet on the southwesterly side of Primrose Circle and runs back between lines 162.5 feet on the northwesterly line and 160 feet on the southeasterly line to the right of way of the Tennessee Central Railroad, on which it measures 70.8 feet.

Included in the above description, but excluded from this conveyed, is the property conveyed to the State of Tennessee of record in Book 4792, Page 660, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south boundary of this property, said point being south 55 degrees 21 minutes west 75.9 feet along the said boundary from its intersection with the west margin of Primrose Circle at another point that is 1157.8 feet south and west of the east exit of Primrose Circle on Primrose Avenue; thence along the said south boundary south 55 degrees 21 minutes west 84.1 feet to a point in the east right of way of the Tennessee Central Railroad; thence along the said east right of way north 34 degrees 39 minutes west 70.8 feet to a point; thence north 57 degrees 38 minutes east 86.5 feet to a point; thence south 32 degrees 51 minutes east 72.3 feet to the point of beginning and containing 6.125 square feet.

Being part of the property conveyed by Raymond W. Beazley and wife to Cato A. Bass and wife, Margaret C. Bass of record in Book 4159, Page 311, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2950 (House Number) Primrose Circle (Street), Nashville (P. O. Address: City or Town), Tennessee (Postal Zone)

725

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 seised 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 Charles C. Morrow 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 $ 54,000.00 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 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:

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 11 day of June, 19 85.

John T. Crunk

Martin J. Rini

Cato A. Bass, Jr.

Margaret C. Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6579 PAGE 614

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Cato A. Bass, Jr. and wife, Margaret C. Bass and John T. Crunk and Martin J. Rini

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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of June, 19 85.

Notary Public

Commission expires 7-17-88

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, (or proved to me on the basis of satisfactory evidence), 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 _____

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

RECEIVED OF _____

FOR _____

BOOK 6579 PAGE 615

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
			57000.00-	CAMT.
			54000.00-	MAMT.
			148.20	CSTAX
			52.00	MSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	206.70-
7261406/12/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 2 6 9

IDENTIF. REFERENCE

JUN 12 9 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143706