BOOK 6583 PAGE 860

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

JOSIE LEE DEMONBREUN, a widow

TO

ROBERT T. GORE et ux

For draftsman's use

This instrument was prepared by:

STINNETT, WILKINSON & WILSON
Attorneys at Law
108 South Main Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Gore et ux (NAME)	Same (NAME)	Map 112
4008 N. Dassvassault (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 113 pt
Tacoma, Washington 98407 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

J. 1. 3. 6 0 3

IDENTIF. REFERENCE

JUN 17 3 18 PM '85

FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF CHEATHAM }

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

$ 15,000.00 James W. Stinnett Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF June, 19 85.

Joan H. Baker
Notary Public

MY COMMISSION EXPIRES: 7-24-88

(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE CHEATHAM COUNTY

FOR AND IN CONSIDERATION OF the sum of Fifteen Thousand and No/100 ($15,000.00) DOLLARS

of which $ 5,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint promissory lien note of even date herewith, payable to the order of JOSIE LEE DEMONBREUN, in the original principal sum of $10,000.00, payable in five (5) years in quarterly payments of $500.00 each, payable on the 10th day of September, 1985; December, 1985; March, 1986; and June, 1986, and a like payment on the 10th day of September, December, March, and June in each year thereafter until paid in full; said payments include interest at the rate of 12% per annum. Total principal indebtedness under any contingency is $10,000.00,

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,

I, Josie Lee Demonbreun, a widow

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

Robert T. Gore and wife, Margaret Gore

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

BEING Lot 6 on the survey of the C. H. Weil 21 acre tract, not of record, described according to a survey by Jack R. Underwood, November 1968, as follows:

BEGINNING at an iron pin in northerly right of way of Old Charlotte Road at the common corners of Lots 5 and 6 on the above mentioned survey; thence leaving said right of way with the line between said lots, North 17° West 404 feet to an iron pin in the south line of the Underwood property, also being the common rear corner of Lots 5 and 6; thence South 86° 15' East 506 feet to an iron pin in the south line of the Lavender property, also being the common rear corner of Lots 6 and 7; thence with the line between said Lots 6 and 7, South 22° West 368.25 feet to an iron pin in the northerly right of way of said Old Charlotte Road; thence with said right of way in a westerly direction 252 feet, more or less, to the point of beginning, containing 3.0 acres, more or less.

BEING the same property conveyed to Joe D. Demonbreun and wife, Josie Lee Demonbreun, by deed from Chester H. Weil and wife, Agnes Weil, of record in Book 4849, page 837, Register's Office for Davidson County, Tennessee. Joe D. Demonbreun is now deceased, and the said Josie Lee Demonbreun acquired the entire fee as surviving tenant by the entirety.

This conveyance is subject to restrictions contained in deed of record in Book 4849, page 837, said Register's Office.

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 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 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 James W. Stinnett, Jr. 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 $ insb. 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 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:

*the statutory right of redemption

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 13th day of June 19 85.

Josie Lee Demonbreun

Robert T. Gore

Margaret Gore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josie Lee Demonbreun, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 13 day of June, 1985.

James W. Stinnett, Jr., Notary Public

NOTARY PUBLIC AT LARGE

Commission expires 10-25-88

STATE OF WASHINGTON
COUNTY OF PIERCE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT T. GORE and wife, MARGARET GORE, 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 Tacoma, Washington, this the 26th day of March, 1985.

Notary Public

My Commission Expires: 6-19-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

15000.00- CAMT.
10000.00- MAMT.
39.00 CSTAX
8.00 MSTAX
.50 PRFEE
6.00 WDEED
CHECK 53.50-
B966A06/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:36 03

T
IDENTIF. REFERENCE

JUN 17 9 18 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 145378