Map 61-15

Par 350 Id

INSTALLMENT DEED

For and in Consideration of the sum of Forty Thousand - ($40,000.00) - Dollars,

of which Two Thousand ($2,000.00) - Dollars,

has been paid in cash by Susan L. Stiddum BOOK 6680 PAGE 836

the receipt of which is hereby acknowledged, and for the remainder Thirty-Eight Thousand - ($38,000.00) - Dollars,

the said Susan L. Stiddum has

executed an installment deed note of even date herewith payable to Edna Earl Cole Brown to be paid in three hundred (300) monthly installments of $372.44 each, said payment including both principal and interest at the rate of eleven (11%) percent per annum, the first payment to be due on the first day of November, 1985, and a like amount on the first day of each succeeding month thereafter until paid paid in full, the final payment being due on October 1, 2010,

~~all of said notes bearing six per cent interest from date,~~ and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, EDNA EARL COLE BROWN and husband, JAMES R. BROWN

have this day bargained and sold, and do hereby transfer and convey unto the said SUSAN L. STIDDUM, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southeast part of Lot No. 293 on the Map of Inglewood Plan as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Fronting 50 feet on the Stratford Avenue, said southeast part of Lot No. 293 begins at a point 100 feet west of the northwest corner of Stratford Avenue and Katherine Street and runs with the northerly margin of Stratford Avenue westerly 50 feet to a point, thence at right angles northerly 155 feet to a point 50 feet south from the north line of Lot No. 293; thence at right angles and parallel with the northerly line of Lot No. 293, east 50 feet to the line between Lots Nos. 292 and 293; thence south with the said line 155 feet to the point of beginning.

Being the same property conveyed to Edna Earl Cole Brown by deed from Roy A. Miles, Jr., Trustee, of record in Book 6670, page 664. and re-recorded in Book 6677, page 292, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1123 Stratford Avenue, Nashville, Tennessee 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 Susan L. Stiddum, her 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 said real estate to said Susan L. Stiddum her 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 SUSAN L. STIDDUM

do hereby transfer and convey unto ROY A. MILES, 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.

I, the said Susan L. Stiddum 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 $40,000.00 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 interst may appear.

I 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 I 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 I, the said Susan L. Stiddum 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 I 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; I 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. I 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. I 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 me, Susan L. Stiddum 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 Roy A. Miles, Jr., 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 EDNA EARL COLE BROWN and husband, JAMES R. BROWN and SUSAN L. STIDDUM BOOK 6680 PAGE 838

hereunto set our hands at Nashville, Tennessee, this the day of October 19 85

James R. Brown

Edna Earl Cole Brown by James R. Brown - Attn. in fact

Susan L. Stiddum

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Roy A. Miles, Jr, a Notary Public in and for said County and State, the within named JAMES R. BROWN

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

the 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 11 day of October, 19 85

Roy A. Miles Notary Public.

Commission Expires July 18, 1987

STATE OF TENNESSEE
Davidson **County.**

Personally appeared before me, Roy A. Miles, Jr, a Notary Public in and for said County and State, the within named SUSAN L. STIDDUM

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

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 this 11 day of October, 19 85

Roy A. Miles Notary Public.

Commission Expires July 18, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5580 PAGE 839

On this 11th day of October, 1985, before me, Roy A. Miles, Jr., a Notary Public in and for said County and State, personally appeared JAMES R. BROWN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Edna Earl Cole Brown, and acknowledged that he executed the same as the free act and deed of the said Edna Earl Cole Brown.

WITNESS my hand and seal at Nashville, Tennessee, this the 11th day of October, 1985.

Roy A. Miles, Jr.
NOTARY PUBLIC

My commission expires July 18, 1987

(over for additional acknowledgements)

44026

IDENTIFICATION REFERENCE

OCT 11 2 02 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM
EDNA EARL COLE BROWN and husband,

JAMES R. BROWN
TO
SUSAN L. STIDDUM

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ms. Susan L. Stiddum (NAME)	SAME (NAME)	
1123 Stratford Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

ROY A. MILES, JR., Attorney
707 Nashville City Bank Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 1985.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6680 PAGE 840

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
			40000.00- CAMT.	
			36000.00- MAMT.	
			104.00 CSTAX	
			36.00 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 152.50-	
			0938A10/11/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 181499

4 4 0 2 6

IDENTIFI REFERENCE

OCT 11 2 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN