BOOK 6793 PG 519

INSTALLMENT DEED

THIS INSTRUMENT WAS PREPARED BY:
LOCKERT, LOCKERT & LOCKERT, LAWYERS
105 Sycamore Street, Ashland City, TN 37015

(FOR REGISTER'S USE)
87616

IDENTIFICATION REFERENCE

Mar 10 2 25 PM 86

CLERK & MASTER
DAVIDSON COUNTY

FROM:

RICHARD HEAD

TO:

JERRY WEBSTER LYMAN

ADDRESS OF NEW OWNERS:

Jerry Webster Lyman
(NAME)
1919 14th Ave. North
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, TN 37208
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

Same
(NAME)

(STREET ADDRESS)

(CITY) (STATE) (ZIP)

MAP: 81-7

PARCEL: 292

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 14,500.00

Jerry W. Lyman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 19 86

Notary Public

MY COMMISSION EXPIRES: 10/1/87

FOR AND IN CONSIDERATION OF the sum of ----FOURTEEN THOUSAND FIVE HUNDRED AND NO/100 ($14,500.00)
----------DOLLARS

of which $ 1,500.00----------has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee has executed his promissory note of even date herewith in the principal sum of Thirteen Thousand and No/100 ($13,000.00) Dollars, together with interest at the rate of 11% per annum, payable to the order of Richard Head, in one hundred twenty (120) monthly installments of $163.02 each, commencing on the 10th day of April, 1986, and continuing on the same date of each succeeding month thereafter until interest and principal have been paid in full.

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.

RICHARD HEAD

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

JERRY WEBSTER LYMAN

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

BEING Lot No. 36 on the Map of Settle's Subdivision of Lot No. 7 of the Woodard property as of record in Book 57, Page 132, Register's Office for said County.

SAID Lot No. 36 fronts 50 feet on the westerly side of 14th Avenue, North, and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to J. C. Head by deed from William Hebb and wife, Paulette Hebb, of record in Book 5432, Page 783, Register's Office for Davidson County, Tennessee. Richard Head obtained said property by Will from J. C. Head of record in Will Book "E", Page 243, Cheatham County Probate Court; said certified copy of will is recorded in Book 5742, Page 90, Register's Office for Davidson County, Tennessee. Richard Head is executor of said Will.

The Grantee will be responsible for paying the 1986 Davidson County property taxes.

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 Jimmy P. Lockert

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 $ insurable amount 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 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 twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennenssee, 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 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 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 4th day of May 1986

Richard L. Head — Jerry Webster Lyman

RICHARD HEAD, Grantor — JERRY WEBSTER LYMAN, Grantee

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Head and Jerry Webster Lyman

the 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 Ashland City, Tennessee Tennessee, this 4th day of May, 1986

P. LOCKERT NOTARY PUBLIC CHEATHAM COUNTY TENN.

Jimmy Lockert, II, Notary Public

Commission expires 10/1/88

STATE OF TENNESSEE
COUNTY OF

Before me, ,a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged to be of the , the within named bargainor, a corporation, and that as such being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such

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 6799 PAGE 951

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

14500.00- CAMT.
13000.00- MAMT.
37.70 CSTAX
11.00 MSTAX
.50 PRFEE
6.00 WDEED-
CHECK 55.80-
133|403/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 6 1 6

IDENTIFI REFERENCE

MAR 10 9 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225697