INSTALLMENT DEED

For and in Consideration of the sum of Twenty Five Thousand & 00/100 ------- Dollars, of which Two Thousand & 00/100 ---------- Dollars, has been paid in cash by Henry W. Woelk and wife, Pauline Woelk the receipt of which is hereby acknowledged, and for the remainder Twenty Three Thousand & 00/100 ---------- Dollars, the said Henry W. Woelk and wife, Pauline Woelk have and wife, Brenda H. Jones agreed to pay to John Sneed Jones over a period of 30 years at 12% Per Cent Interest, with payments in the amount of $236.59 per month beginning on April 19, 1986.

Buyers, Henry W. Woelk and wife, Pauline Woelk, agree to carry insurance to cover the balance due on the mortgage during the 30 year period payable to John Sneed Jones and wife, Brenda H. Jones.

THE MAKER OF THIS INSTALLMENT DEED WAIVES ALL STATUTORY RIGHTS OF REDEMPTION

all of said notes bearing 12% 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, John Sneed Jones and wife, Brenda H. Jones

have this day bargained and sold, and do hereby transfer and convey unto the said Henry W. Woelk and wife, Pauline Woelk heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 444 on the map of Sunrise Heights, Second Addition, as of record in Book 421, page 46, Register's Office for said County.

Said Lot No. 444 fronts 50 feet on the westerly side of Mays Avenue and runs back 160.9 feet on the southerly line, and 165.8 feet on the northerly line, to an alley measuring 50.3 feet thereon.

Being the same property conveyed to Mary I. Harding by deed from Foster Cannon, et ux, et al, of record in Book 4578, Page 709, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to John Sneed Jones by deed from Elizabeth Chapman, conservator for Mary I. Harding, of record in Book 5252, Page 164, Register's Office for Davidson County, Tennessee.

86468

IDENTIFICATION REFERENCE

MAR 27 9 29 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3407 Mays Street, Nashville, Tennessee
(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 John Sneed Jones and wife, Brenda H. Jones 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 our heirs and representatives, to warrant and forever defend the title to said real estate to said Henry W. Woelk and wife, Pauline Woelk 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 in hand paid, we, the said Henry W. Woelk and wife, Pauline Woelk

do hereby transfer and convey unto W. Allen Broughton, 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 Henry W. Woelk and wife, Pauline Woelk 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 $ 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.

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 Henry W. Woelk and wife, Pauline Woelk 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 90 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. 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 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 Henry W. Woelk and wife, Pauline Woelk 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 W. Allen Broughton, 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 Henry W. Woelk and wife, Pauline Woelk and John Sneed Jones and wife, Brenda H. Jones hereunto set our hands at Brentwood, Tennessee, this the 19th day of March 1986.

Brenda H. Jones
John Sneed Jones
Pauline Woelk
Henry W. Woelk

STATE OF TENNESSEE }
~~Davidson~~ Williamson County }

Personally appeared before me, William A. Broughton a Notary Public in and for said County and State, the within named Henry W. Woelk and wife, Pauline Woelk

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 Brentwood Tennessee, this 19 day of March, 1986.

Commission Expires 1-9-89

William A. Broughton, Notary Public.

STATE OF Tennessee }
Williamson County. }

Personally appeared before me, William A. Broughton a Notary Public in and for said County and State, the within named John Sneed Jones and wife Brenda H. Jones

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 Brentwood, Tenn. this 19th day of March, 1986.

Commission Expires 1-9-89

William A. Broughton, Notary Public.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6814 PAGE 195

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I personally acquainted, 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 .....

(over for additional acknowledgements)

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

TITLE CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry W. Woelk, Et Ux	Same	133-1
(NAME) 3407 Mays Street	(NAME)	222
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

W. Allen Broughton
Attorney at Law
P. O. Box 84
Brentwood, TN 37027

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 1970

Notary Public

MY COMMISSION EXPIRES: 1-29-71

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 6814 PAGE 196

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
			25000.CO- MAMT.	
			23000.CO- MAMT.	
			65.00 CSTAX	
			21.00 MSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK	98.50-
7056A03/27/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

		UB	25000.CO MAMT.	
			25000.CO- CAMT.	
			CHECK	.00-
7067A03/27/86			BAL	.00

86468

IDENTIFICATION REFERENCE

MAR 27 9 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231279