This instrument was prepared by:
M. F. DeMoss
400 Lovell Street
Nashville, Tn, 37209

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# Installment Deed

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr. Paul Joseph Julian, et ux | Same | 83-14 |
| (NAME:) 1618 Lillian Street | (NAME:) | 235 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37206 | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ($32,000.00) Thirty-two thousand and No/100---------- *Dollars, of which* ($2,000.00) Two thousand and No/100---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* ($30,000.00) Thirty thousand and No/100---------- *Dollars, We, Paul Joseph Julian and wife, Lisa Heflin Julian, as Tenants by the Entirety* ~~executed~~ one promissory note of even date herewith in the principal amount of $30,000.00 payable to M. H. Webb in monthly installments of $322.39 each. Interest at the rate of 10% per annum is included in the $322.39 monthly installments, and said installments are first to be applied to the interest with the remainder being applied to the principal. The first of these installments is to fall due on June 13, 1986, and on the 13th day of each succeeding month thereafter until this note is paid in full* It is understood and agreed that a late charge may be imposed on any installment delinquent in excess of 15 days, and that the note is non-transferrable without the prior written consent of the note holder who may at the time of any such proposed transfer re-negotiate the terms of the note in the light of conditions prevailing at the time.*This being a 15 year loan.

*and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed,* We, M. H. Webb and wife, Ida Nell Webb

*have this day bargained and sold, and do hereby transfer and convey unto the said* Paul Joseph Julian and wife, Lisa Heflin Julian, as Tenants by the Entirety their *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 320 and the westerly 15 feet of Lot No. 319 on the Plan of Edgefield Land Company's Second Subdivision, as of record in Book 57, page 152, said Register's Office.

Said Lot No. 320 and part of Lot No. 319 front together 65 feet on the southerly side of Lillian Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to M. H. Webb by deed from Mac E. Robinson and wife, Margaret B. Robinson, of record in Book 6324, page 683, Register's Office for Davidson County, Tennessee.

01352 IDENTIFICATION REFERENCE

MAY 16 9 31 AM '86 FELIX Z. WILSON II-REGISTER DAVIDSON COUNTY, TN

MAIL EXM.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 13th day of May 19 86

Affiant

My commission expires: 4/17/88 (Affix Seal)

Notary Public

CHECK

This is { unimproved ( ) improved (X) } property, known as 1618 Lillian Street, Nashville, (House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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.* except 1986 taxes which have been pro rated & assumed by the Purchasers.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 indebtedness, rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installaments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees hereinafter referred to as trustors, hereby transfer and convey unto* Joe B. Webb *, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

*Trustors 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 the sum of $* indebtedness *or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

*Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which will adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner of said indebtedness, and upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest and shall be and become a part of the indebtedness secured hereby.*

*Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums of interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 statutory right 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed that, in the event the trustee fails, before selling the 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 ad herein provided; also reasonable attorney's fees for advice in the premise, 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.* The statutory right of redemption is hereby expressly waived.

*2nd. To the payment of all taxes which may be unpaid on said premises.*

*3rd. To the payment of all unpaid indebtedness 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 trustors, their order, representatives or assigns.*

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*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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure to do so, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named 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.*

*Witness our hands this* 13th *day of* May *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul Joseph Julian

Lisa Heflin Julian

M. H. Webb

X. Ida Nell Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* Margie DeMoss, *a Notary Public in and for said County and State* M. H. Webb and wife, Ida Nell Webb and Paul Joseph Julian and wife, Lisa Heflin Julian, *the within named bargainor* S, *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* 13th *day of* May, *19* 86.

Margie DeMoss
*Notary Public*

*Commission expires* 4/17/88

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* _____

INSTALLMENT DEED

FROM
M. H. Webb, et ux

TO
Paul Joseph Julian, et ux

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

WEBB REALTY COMPANY
914 NORTH FIRST STREET
NASHVILLE, TENNESSEE 37207
P.O. BOX 18044
PHONE 262-0713

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

32000.00- CANT.
30000.00- MANT.
83.20 CSTAX
28.00 MSTAX
.50 PRFEE
6.00 WDEED
CHECK 117.70-
47:45A05/16/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01352

IDENTIFICATION REFERENCE

MAY 16 9 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248550