Installment Deed BOOK 6902 PAGE 178

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William T. Buchanan	SAME	72-13
(NAME) 1211 Cline Avenue	(NAME)	348
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	27W 00545
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-One Thousand, Five Hundred and No/100 ($21,500.00)---------- *Dollars, of which* the sum of Two Thousand, Five Hundred and No/100 ($2,500.00)--- ---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* of Nineteen Thousand and No/100 ($19,000.00) ---------- *Dollars,* William T. Buchanan, a single person (hereinafter, "Grantee") *has executed* one promissory note of even date in the original principal sum of Nineteen Thousand and No/100 ($19,000.00) Dollars with interest. The sum of One Thousand and No/100 ($1,000.00) shall be paid within ninety (90) days from the date of this deed, with the balance to be paid in one hundred eighty (180) consecutive monthly installments to the order of W. T. Pack and wife, Elizabeth Pack, commencing on the 27th day of July, 1986 and in the amount of One Hundred Eighty-Two and 57/100 ($182.57) Dollars each,

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, W. T. Pack and wife, Elizabeth Pack (hereinafter "Grantors") *have this day bargained and sold, and do hereby transfer and convey unto the said* William T. Buchanan, a single person, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 19 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision as of record in Book 843, page 79, R.O.D.C.

SAID Lot No. 19 fronts 55 feet on the easterly side of an unnamed 40-foot street and runs back 217 feet 3 inches on the southerly line and 222 feet 3 inches on the northerly line to an alley and measures 55 feet thereon.

BEING the same property conveyed to W. T. Pack and wife, Elizabeth Pack, by deed from V. F. Bradley and wife, Maie Bradley, of record in Book 721, page 225, R.O.D.C.

1541.8

IDENTIFICATION

JUN 30 8 31 AM '86

FELIX Z. WILSON II, REGISTER DAVIDSON COUNTY, TN

MAP

William T. Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $21,300.00

William T. Buchanan
Affiant

Subscribed and sworn to before me, this the 27th day of June 1986

Bobby Dean Davis
Notary Public

My commission expires: 1-21-1990
(Affix Seal)

This is unimproved ( ) improved (X) property, known as 1211 Cline Avenue, Nashville, Tennessee
(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 Grantee, his *heirs (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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his *(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 installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said William T. Buchanan *hereinafter referred to as trustors, hereby transfer and convey unto* Bobby D. Davis, *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 $19,000.00, *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 shall 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 attorne 's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to 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 from the date of payment 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 with 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 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. 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 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:

*all rights of redemption are expressly waived, including statutory right of edemption.

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 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.

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 so to do, 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.

The word "Trustors" when used herein shall apply to parties both singular and plural.

Witness my hand this 27th day of June, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William T. Buchanan Elizabeth Pack

~~Witness~~ W.T. Pack

W. T. Pack

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, W. T. Pack and wife, Elizabeth Pack, and William T. Buchanan

the within named bargainor, 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 Madison, Tennessee, this 27th day of June, 1986.

Bobby Dan Davis, Notary Public

Commission expires 1-21-1990

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, 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

W. T. Pack and wife,

Elizabeth Pack

TO

William T. Buchanan,

a single person

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICES OF
McKINNEY, DAVIS & HART
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6902 PAGE 180

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
			2150[illegible].00-	CAPIT.
			1900[illegible].00-	CAPIT.
			55.90	CSTAX
			17.00	MSTAX
			.50	PRFEE
			6.00	RDEED
			CHECK	73.40-
			1279A06/30/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 1 8

IDENTIFICATION REFERENCE

JUN 30 8 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264728