PREPARED BY:
James L. Smith, Atty.
315 W. Main St.
Hendersonville, TN 37075

Installment Deed

BOOK 6906 PAGE 708

ADD THIS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frederick C. Ludwig, etux	SAME	
(NAME)	(NAME)	033-11-21
301 Fairbanks Road	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Goodlettsville, TN 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND NO/100 ($60,000.00)-------
---------- Dollars,
of which NONE (0.00)----------
---------- Dollars, has been paid in cash,
the receipt of which is hereby acknowledged, and for the remainder, SIXTY THOUSAND AND NO/100 ($60,000.00)
---------- Dollars,

Frederick C. Ludwig and wife, Judy L. Ludwig, ... he/we executed their joint note of even date herewith in the principal amount of $60,000.00 payable to Dennis Ramsey and wife, Barbara Joan Ramsey, in 300 equal monthly installments of $200.00 each, commencing on the 1st day of July, 1986, and continuing on the 1st day of each succeeding month until paid in full.

1 6 8 4 IDENTIFICATION REFERENCE FILE
JUL 2 2 22 PM '86
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY

and providing for payment of attorney 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, Dennis Ramsey and wife, Barbara Joan Ramsey, ... have this day bargained and sold, and do hereby transfer and convey unto the said Frederick L. Ludwig and wife, Judy L. Ludwig, their ... (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 18 on the Plan of Blair Manor of record in Book 3300, page 32, Register's Office of Davidson County, and being more particularly described as follows:

Beginning at a point in the easterly margin of FAirbanks Road; thence southeastwardly with a curve, 116.76 feet to a concrete monument; thence continuing with the margin of said Road, 37.4 feet to a concrete monument; thence around a curve northwardly 39.27 feet to a concrete monument in the northwesterly margin of Spero Road; thence with the margin of said Road northeastwardly 241.7 feet to a concrete monument; thence leaving margin of said Road, northwardly 114.19 feet to a point, said point being the common rear of Lots 18 and 19; thence with the common line between said lots southwestwardly 327.47 feet to the point of beginning.

Being the same property conveyed to Dennis Ramsey and wife, Barbara Joan Ramsey, by deed from William J. Fillmore, of record in Book 4610, page 504, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 22nd day of July 19 86

Judy Ludwig Affiant

My commission expires: (Affix Seal) B. Patterson Dep. Reg. Notary Public

This is improved ( ) unimproved (X) property, known as 301 Fairbanks Dr., (House Number) (Street) Goodlettsville, (P. O. Address:) TN 37072 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Frederick L. Lugwig and wife, Judy L. Ludwig, 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.

We further covenant and bind ourselves, our ... heirs and representatives, to warrant and forever defend the title to said real estate to said Frederick L. Ludwig and wife, Judy L. Ludwig, 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 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 Frederick L. Ludwig and wife, Judy L. Ludwig, hereinafter referred to as trustors, hereby transfer and convey unto James L. Smith, 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 $60,000.00, 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 any or to 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 or holder 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 8 percent interest from the date of same and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness 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 said 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 to advertise 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:

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 now 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 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 our hand S this 21st *day of* June, 19 86, *the corporate party hereto, have caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dennis Ramsey
DENNIS RAMSEY

Barbara Joan Ramsey
BARBARA JOAN RAMSEY

Frederick L. Ludwig
FREDERICK L. LUDWIG

Judy L. Ludwig
JUDY L. LUDWIG

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Dennis Ramsey and wife, Barbara Joan Ramsey, and Frederick L. Ludwig and wife, Judy L. Ludwig,

the within named bargainor...S, with who...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 Nashville, Tennessee, *this* 21st *day of* June, 19 86.

Lucille C. Lockridge, *Notary Public*

Commission expires 4-14-87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Lucille C. Lockridge, *a Notary Public of the State and County aforesaid, personally appeared* Dennis Ramsey and wife Barbara Joan Ramsey and Frederick L. Ludwig and wife Judy L. Ludwig *with whom I am personally acquainted, and who, upon oath, acknowledged* themself 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* himself as

Witness my hand and seal, at office in Nashville, TN
this 21st *day of* June, 19 86

Lucille C. Lockridge, *Notary Public*

Commission expires 4-14-87

INSTALLMENT DEED

FROM

DENNIS RAMSEY, ET UX

TO

FREDERICK L. LUDWIG, ET UX

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

6CRL[illegible].00- CA TX
6UCC[illegible].00- MA ST.
156.00 CSTAX
58.00 MSTAX
.50 PRFEE
6.00 MORT
CHECK 230.50-
2950A07/02/86 [illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.6.8.4.8.

IDENTIFI REFERENCE

Jul 2 2 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 266373