This instrument prepared by: Glenn E. Sager, Attorney, 923 Main St. Nashville, Tenn. 37206

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

EDWENA HARRIS YOKLEY and

SUSAN ELIZABETH PARKS

TO

MARY JANE WHIDBY, a single person

For draftsman's use

BOOK 7031 PAGE 728

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jane Whidby (NAME)	Owner (NAME)	Map 83-1
1002 West Sharpe Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 135
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

(FOR REGISTER'S USE)

60363

IDENTIFICATION REFERENCE

NOV 5 1 09 PM '86

ELLA Z. OLSEN, II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 19,000.00 Mary Jane Whidby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 86

Notary Public

MY COMMISSION EXPIRES: Jan. 21, 1990

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION OF the sum of ----Nineteen Thousand and 00/00---------- DOLLARS

of which $ none has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed a certain installment deed note, of even date, in the principal amount of Nineteen Thousand and 00/00 ($19,000.00) Dollars payable to Edwena H. Yokley and Susan E. Parks, with interest at the rate of six (6%) per cent per annum and payable in seventy two installments of Three Hundred Fourteen and 89/00 ($314.89) Dollars per month with the first payment due on November 1, 1986 and monthly thereafter till 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,

EDWENA HARRIS YOKLEY and SUSAN ELIZABETH PARKS

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

MARY JANE WHIDBY

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

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 27 on the Plan of W. H. Hyronemus' Addition, as of record in Book 161, page 174, Register's Office for said County.

Said part of said Lot No. 27 fronts 50 feet on the southerly side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Edwena Harris Yokley and daughter, Susan Elizabeth Parks, by deed, from James E. Clegg and wife, Della M. Clegg, of record in Book 4310, page 594, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 1002 West Sharpe Avenue, Nashville, Tenn. 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 represenatives, 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 Glenn Sager 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 $ 12,000.00 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 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 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 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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 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 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 30th day of October 19 86.

Edwena Harris Yokley
Edwena Harris Yokley

Susan Elizabeth Parks by Edwena Harris Yokley, attorney in fact
BY ATTORNEY IN FACT Edwena H. Yokley

x Mary Jane Whidby
Mary Jane Whidby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Thelma M. Sager, a Notary Public in and for said County and State, the within named Edwena Harris Yokley and Mary Jane Whidby the bargainors, 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 30th day of October, 1986.

Thelma M. Sager
Notary Public

THELMA M. SAGER NOTARY PUBLIC

Commission expires Jan. 21, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 30th day of October, 1986, before me personally appeared EDWENA HARRIS YOKLEY, who has been proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of SUSAN ELIZABETH PARKS and who acknowledged that she executed the same as the free act and deed of SUSAN ELIZABETH PARKS.

Witness my hand, at office, this 30th day of October, 1986.

THELMA M. SAGER NOTARY PUBLIC

Thelma M. Sager
NOTARY PUBLIC

My commission expires
January 21, 1990

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

RECEIVED OF _____

FOR _____

BOOK 7031 PAGE 730

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

120[illegible].00- CONT,
198[illegible].00- MMT,
53.20 CSTAX
17.00 MSTAX
.50 PRFE
6.00 MPEN
CASH 76.70-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60363

IDENTIFICATION REFERENCE

Nov 5 1 09 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

[illegible]/86/08 512

No.08777

ADDRESS NEW OWNER:

TRUSTEES, under the Declaration
c/o COMMONWEALTH RELOCATION SERVICES, INC.
8 PENN CENTER
PHILADELPHIA, PENNSYLVANIA 19103

P166-820 CRS
SEND TAX BILLS TO:

SAME
SAME
SAME

MORTGAGEE:

NONE

BOOK 7031 PAGE 731

Warranty Deed

From

WILLIAM S. KISKADDON and RUTH O. KISKADDON,
His Wife

To

TERRELL R. JOHNSON, ET AL, TRUSTEES, ETC.

Date

60364

IDENTIFICATION REFERENCE

Nov 5 | 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH