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This Form furnished by Attorneys Title Company, Inc.

**INSTALLMENT DEED** Form No. WD-4

**FROM**

Leslie Smith

**TO**

John Moon, et ux

For draftsman's use

Prepared by:

Thomas O. H. Smith, Jr.
109 Westpark Drive
Suite 450
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Moon (NAME) | Mary Smith Preston (NAME) | 69-04 |
| 4002 Cedar Circle (STREET ADDRESS OR ROUTE NUMBER) | P O Box 50004 (STREET ADDRESS) | 14 |
| Nashville, TN. 37218 (CITY) (STATE) (P. O. ZIP) | Nashville Tenn 37205 (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

72442

IDENTIFICATION REFERENCE

Dec 12 10 43 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Sumner

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

$ 32,500.00 Mary H. Smith Preston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 1986

W. W. Wiseman
Notary Public

MY COMMISSION EXPIRES: May 1, 89

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of $32,500.00
Thirty-Two Thousand Five Hundred and no/100 DOLLARS

of which $ 4,500.00 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 their Promissory Note of even date in the principal amount of $28,000.00 payable in 15 years with interest at 7% per annum for the first five years beginning February 1, 1987 in installments of $251.67 per month, said interest rate to be adjusted to the prime rate in effect on January 31, 1992 and on January 31, 1997, with the monthly payment adjusted to an amount that will pay the remaining principal balance on or before February 1, 2002. Said note may be paid in full on any payment date but shall not be assumable GRANTEES- WILL PAY INSURANCE BOTH FIRE AND EXTENDED COVERAGE AND KEEP SAID INSURANCE IN FULL FORCE AND EFFECT

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.

We, Leslie Smith and Mary S. Preston

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

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

LAND in Davidson County, Tennessee, being Lot No. 32 or Block "CC" on the revised map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for said County.

SAID Lot No. 32 or Block "CC" fronts 100.17 feet on the easterly margin of Cedar Circle and runs back 264.3 feet on the southerly line and 270 feet on the Northerly line to a line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Leslie Smith by deed from Gerald R. Alderman of record in Book 3843, page 39 and by deed from Robert L. Jackson to Leslie Smith and wife, Mary Payne Smith of record in Book 5804, page 65, Register's Office for said County, the said Mary Payne Smith having since died.

This is unimproved (X) improved ( ) property, known as 4002 Cedar Circle (House Number) (Street) Nashville, TN (P. O. Address: (City or Town)) 37218 (Postal Zone)

Grantor will pay property taxes when due and grantees will reimburse Grantors for taxes for each preceding year on February 15 of each year

F 15

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 representatives, 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 Thomas O. H. Smith, Jr 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 $ 28,500.00 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, 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 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 8th day of Dec. 19 86.

Mary Helen Smith Proctor — Alan Brown

Leslie Smith — Rodell Moon

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me Donald Kohanski, a Notary Public in and for said County and State, the within named Alan Brown, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of December, 19 86.

Donald Kohanski, Notary Public

Commission expires 9/9/89

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 _____

**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 |
|---|---|---|---|---|
| | | | | |

325C . 0- CONT,
200 . 0- MISC,
91.00 CSTAX
26.50 MSTAX
.50 PRFEE
6.00 RECORD
CHECK 123.50-
6405A12/12/86 SM .00

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

72442

IDENTIFICATION REFERENCE

Dec 12 10 43 AM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 22282