This instrument prepared by:
L. L. Chastain
Attorney at Law
323 Union Street
Nashville, TN 37201

INSTALLMENT DEED

BOOK 7121 PAGE 928

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Doris Dunavent 809 Due West Madison, TN 37115	Doris Dunavent 809 Due West Madison, TN 37115	51-1-63

For and in consideration of the sum of Forty Seven Thousand Five Hundred and No/100 ($47,500.00) Dollars of which Two Thousand Five Hundred ($2,500.00) Dollars has been paid in cash by the Grantee hereinafter named, the receipt of which is hereby acknowledged, and the said Grantee has given her Note of even date in the amount of Forty Five Thousand and No/100 ($45,000.00) Dollars, payable to Grantors as therein set out; reference is here made to said Note for the terms and conditions thereof; and to secure the payment of said Note, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

HANS DELIGNE and wife, ELIZABETH DELIGNE, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto DORIS DUNAVENT, a single person, hereinafter called Grantee, her heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Unrecorded Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 88 and 89; thence with the line between said lots southerly 500 feet to a point; thence easterly 46.24 feet to a point, the corner of Lot 90; thence with the line between Lots 89 and 90, northerly 500 feet to the southerly margin of Due West Avenue; thence with the margin of the same westerly 100 feet to the point of beginning.

Being the same property conveyed to Hans Deligne from Heinz Tews and Angelika Tews Wills by deed of record in Book 4798, Page 532, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as of record.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, her 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 me in hand paid, I the said Grantee herein, do hereby transfer and convey unto L. L. Chastain, Trustee, her successors and assigns, the real estate hereinabove described, with the appurtenances, estate, title and interest

thereto belonging, for the purposes aforesaid, only. I, the said Grantee, 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 $(insurable interest) 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 their interest may appear. I 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 I 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 I, the said Grantee, 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 I fail to pay any one of said notes or or part thereof promptly at maturity or if failing to pay taxes, keep up repairs or keep said premises insured as herein provided; I 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, 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 her successor in trust, is hereby authorized and empowered, upon giving 20 days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell property at the front door of the courthouse in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption set forth in Tennessee Code Annotated, Section 66-8-101, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said trustee, or her 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. I 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 her. I 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:

First: 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.

Second: To the payment of all taxes which may be unpaid on said premises.

Third: To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Fourth: The residue, if any, will be paid to the Grantee herein, her 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 ussed, 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 she shall not be required to file any account or settlement in relation to her trusteeship.

IN WITNESS WHEREOF, we, the said Grantors and Grantee, have hereunto set

our hands this the 16 day of ~~December~~ January, ~~1986~~ 1987.

GRANTEE: GRANTORS:

Doris Dunavant
DORIS DUNAVENT

HANS DELIGNE

Elizabeth Deligne
ELIZABETH DELIGNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANS DELIGNE and wife, ELIZABETH DELIGNE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 16 day of ~~December~~ January, ~~1986.~~ 1987

Margaret Manning
Notary Public

My commission expires: 7-10-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORIS DUNAVENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of ~~December~~ January, ~~1986.~~ 1987

Charlotte R. Rye
Notary Public

My commission expires: 9-9-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual c or value of property (whichever is great s is equal to or greater than the property w sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00
Margaret O. Rhea
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 87.
D. DeBerry
Deputy Register

Sworn to and subscribed before me this 29th day of January, 1988.

Margaret O. Rhea
NOTARY PUBLIC

My commission expires: 9-11-90

IDENTIFICATION REFERENCE

FILED JAN 30 8 09 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

88543

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

RECEIVED OF _____

FOR _____

BOOK 7121 PAGE 931

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
			4750 .00-	CAMT
			450 .00-	MAMT
			13 .00	CSTAX
			43.00	MSTAX
			.50	PRFE
			9.00	MDED
			CHECK	185.50-
			401 .00 /03/87 BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88543.

IDENTIFICATION REFERENCE

JAN 30 8 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40096