BOOK 7229 PAGE 238

INSTALLMENT DEED

For and in Consideration of the sum of EIGHTEEN THOUSAND AND NO/100----------
----------($18,000.00)----------Dollars,
of which FIVE THOUSAND AND NO/100----------($5,000.00)----------Dollars,
has been paid in cash by RUFUS R. PUCKETT and wife, MARY LOUISE PUCKETT
the receipt of which is hereby acknowledged, and for the remainder THIRTEEN THOUSAND AND
NO/100----------($13,000.00)----------Dollars,
the said RUFUS R. PUCKETT and wife, MARY LOUISE PUCKETT ha ve
executed their promissory note in the amount of $13,000.00, payable to JESSIE A. DICKENS and to be paid in 72 monthly installments of $224.77 which includes interest at the rate of seven and one-half per cent (7-1/2%) per annu, said payments to be applied first to interest and the remainder to principal. Said note is non-assignable nor transferrable and in the event of any transfer or assignment, the remaining balance of the principal shall be due and payable at the election of holder. The first payment is due on June 6, 1987 and a like payment on the same day of each succeeding month thereafter until paid in full.

all of said notes bearing ~~six~~ 7.5 per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, JESSIE A. DICKENS, AN UNMARRIED PERSON

have this day bargained and sold, and do hereby transfer and convey unto the said RUFUS R. PUCKETT and wife, MARY LOUISE, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING the easterly one-half of Lot No. 25 on the Map of the Map of East Hill Addition, as of record in Book 332, page 33, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25 fronts 50 feet on the southerly side of Delmas Avenue, and runs back between parallel lines 192 feet, more or less, to a dead line.

BEING the same property conveyed to JESSIE A. DICKENS, by Substitute Trustee's Deed, DAVID O. CONDRA, TRUSTEE, dated May 4, 1987, and recorded in Book 7229, page 285, of the Register's Office for Davidson County, Tennessee.

This document prepared with information furnished by parties.

23520

IDENTIFICATION REFERENCE

MAY 7 1 49 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, know as 902 West Delmas Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said RUFUS R. PUCKETT and wife, MARY LOUISE PUCKETT, 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 said real estate to said RUFUS R. PUCKETT and wife, MARY LOUISE PUCKETT, 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 RUFUS R. PUCKETT and wife, MARY LOUISE PUCKETT

do hereby transfer and convey unto THOMAS E. ATKINSON, 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 RUFUS R. PUCKETT and wife, MARY LOUISE PUCKETT

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 $13,000.00 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 interst 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 RUFUS R. PUCKETT and wife, MARY LOUISE PUCKETT 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 trust 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 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 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 RUFUS R. PUCKETT and wife, MARY LOUISE PUCKETT, their 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 THOMAS E. ATKINSON, Trustee, shall be vested in said successor.

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 JESSIE A. DICKENS and RUFUS R. PUCKETT and wife, MARY LOUISE PUCKETT hereunto set our hands at Nashville, Tennessee, this the 7th day of May 1987

Jessie A Dickens
JESSIE A. DICKENS

Rufus R Puckett
RUFUS R. PUCKETT

Mary Louise Puckett
MARY LOUISE PUCKETT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSIE A. DICKENS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May 1987

LINDA PRITCHETT NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

Linda Pritchett, Notary Public.

My Commission Expires July 10, 1990

Commission Expires

STATE OF TENNESSEE
Davidson **County.**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUFUS R. PUCKETT and wife, MARY LOUISE PUCKETT

the bargainors, 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 Nashville, Tennessee this 7th day of May 1987

LINDA PRITCHETT NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

Linda Pritchett, Notary Public.

My Commission Expires July 10, 1990

Commission Expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 7229 PAGE 291

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared ..... with whom I 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 .....

(over for additional acknowledgements)

INSTALLMENT DEED

FROM
JESSIE A. DICKENS, UNMARRIED

TO
RUFUS R. PUCKETT and wife,
MARY LOUISE PUCKETT

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rufus R. Puckett et ux (NAME)	SAME (NAME)	72-9-222
902 West Delmas Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
THOMAS ATKINSON
704 Groves Park Road
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 87

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 10, 1990

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE TENNESSEE

Full

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

RECEIVED OF _____

FOR _____

BOOK 7229 PAGE 292

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
			18000.00- MAMT.	
			13000.00- MAMT.	
			50.40 CSTAX	
			11.00 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CASH	73.90-
4441	A05/07/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23520

IDENTIFT REFERENCE

May 7 1 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.79051