Installment Deed

BOOK 7268 PAGE 931

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie W. Williams and wife Alica Faye Williams	Same	64-9
(NAME)	(NAME)	
4216 Woods Street	Same	P-151 Cb
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty-six Thousand and no/100 ---------- *Dollars,*

of which Four Thousand and no/100---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Forty-two Thousand and no/100--------- *Dollars,*

Ronnie W. Williams and wife, Alicia Faye Williams

have executed

their vendors lien note in the amount of $42,000.00. Said note is payable in installments of $401.38 per month. The first installment is due on or before July 1, 1987, and a like payment on the first day of each succeeding month for fifteen years or until note is paid in full, all payments in the amount of $401.38 per month. Interest at the reate of 8% per ammun is included within the note of each respective payment.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, Charles E. Walker, an unmarried person

have this day bargained and sold, and do hereby transfer and convey unto the said Ronnie W. Williams and wife, Alicia Faye Williams and their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot 54, Block 4, that portion of Fifth Street as closed by instrument of record in Deed Book 2700, Page 19 and Lot 24, Block 5, on the Plan of Berryville of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Horace Raymond Gregory by deeds of record in Book 4249, Page 894, Book 4249, Page 898 and Book 4249, Page 902, Register's Office for Davidson County, Tennessee; the said Horace Raymond Gregory having since died.

All of the Grantors herein are of lawful age. Irene Gregory Larkin is 72 years of age; Naomi Gregory Haralson is 75 years of age; Clara Gregory Walker is 85 years of age; and Joseph Selton Gregory is 83 years of age.

Horace Raymond Gregory was never married andhad no children.

Being the same property that was conveyed to Charles E. Walker by deed from Irene Gregory Larkin, Naomi Gregory Haralson, Clara Gregory Walker and Joseph Selton Gregory as the same appears of record in Book 6697, Page 133, of the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

Subscribed and sworn to before me, this the 15th day of June, 19 87

Affiant

My commission expires: 7-1-87 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 4216 Woods Street, Old Hickory, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Ronnie W. Williams and wife, Alicia Faye Williams and their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronnie W. Williams and wife, Alicia Faye Williams and 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 Ronnie W. Williams and wife, Alicia Faye Williams

hereinafter referred to as trustors, hereby transfer and convey unto Joe Haralson, *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:*

We *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 $* 35,000.00, *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 appear in 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 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid 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 such 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, 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 equity of redemption, statutory right of redemption, homestead, and all other exemptions and rights 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 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 any 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 an 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 words "Trustors" when used herein shall apply to parties both singular and plural.

Witness our *hand* S *this* 15th *day of* June, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Charles E. Walker

X Ronnie W. Williams

X Alicia Faye Williams

RUSH

FELIX Z. MILLS, JR. REGISTER DAVIDSON COUNTY, TN

JUN 19 9 08 AM '87

IDENTIFICATION REFERENCE

3 6 9 1 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Peggy Pelletier, *a Notary Public in and for said County and State, the within named* Charles E. Walker, an unmarried person, and Ronnie W. Williams and wife, Alicia Faye Williams

the bargainor S, *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 Old Hickory, Tennessee, *this* 15th *day of* June, *19* 87.

My commission expires 11-1-87 *Notary Public* Peggy Pelletier

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____ *and* _____ *with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged* _____ *to be the* _____ *and* _____ *respectively of* _____, *the within named bargainor, a corporation, and that* _____ *as such* _____ *and* _____, *executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said* _____ *as* _____ *and attesting the same by the said* _____ *as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

INSTALLMENT DEED

FROM
CHARLES E. WALKER

To
RONNIE W. WILLIAMS
and wife,
ALICIA FAYE WILLIAMS

Prepared By:
EARL THOMPSON, Attorney
162 Fourth Avenue, North
P.O. Box 2868
Nashville, TN 37219

Published by
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

[redacted]

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

46000.00- CAMT.
42000.00- MAMT.
128.60 CSTAX
40.00 MSTAX
.50 PRFEE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 175.30-
[illegible]9A06/16/87 BAL .00

3 6 6 1 4

IDENTIFICATION REFERENCE

JUN 16 9 08 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93846