BOOK 7280 PAGE 125

File in Box # 4

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

LEAMON ANDREWS AND WIFE,

MARIANNA ANDREWS

TO

JACK McGLASSON, SR., and wife,

BARBARA S. McGLASSON

For draftsman's use

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, ATTORNEYS
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK McGLASSON, SR. (NAME)	"OWNERS" (NAME)	Map 52-3
305 Bonnavue Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 28
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB#11D-44255

(FOR REGISTER'S USE)

4 U 4 7 0

IDENTIFICATION

Jun 26 11 AM '87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Barbara S. McGlasson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of FIFTY TWO THOUSAND FIVE HUNDRED DOLLARS AND NO/100-- ($52,500.00) DOLLARS

of which $ 7,500.00 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 joint promissory note of even date payable to the order of the Grantors herein in 240 monthly installments of $464.48 each, including interest at the rate of 11.00 per annum beginning one month from date and a like sum monthly thereafter until the entire amount, both principal and interest has been paid in full. Payments to be credited first to the payment of interest on the unpaid principal balance as shall from time to time remain unpaid, balance towards principal. This is a "wrap-around" mortgage and said indebtedness includes the unpaid principal balance owing upon a certain note secured by a vendors lien retained in an installment deed of record in Book 7037, Page 46, Register's Office for Davidson County, Tennessee which said note the Grantors herein will continueto pay and in the event of their default Grantees herein may pay same and credit payments to this note, 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,

LEAMON ANDREWS and wife, MARIANNA ANDREWS

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

JACK McGLASSON, SR., and wife, BARBARA S. McGLASSON

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

Land in Davidson County, Tennessee, being Lot No. 17 and a westerly part of Lot No. 55 on the unrecorded Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum land in the 11th Civil District of said County.

Said lot and part of said lot front approximately 62.5 feet on the proposed westerly margin of Kinsey Boulevard as relocated, and extends back between lines, 222.5 feet, more or less, on the southerly side, and 257.5 feet, more or less, on the northerly side, to a line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Leamon Andrews and wife, Marianna Andrews, by Deed from Helen B. Burnett Rekart, of record in Book 7037, Page 46, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 414 Kinsey Boulevard, Madison, Tennessee 37115
(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 unincumbered.

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 MORE, 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 Peter Weiss 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 $ 45,000.00 until the notes hereby 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 recover the sum or sums so expended as part of the indebtedness secured herein, the same to bear interest from the date of such payment. Now, if we, the said grantors, shall pay the notes aforesaid as herein 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; or 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 by 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 do 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 hereby 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 grantors 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.

Wherever 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 26th day of June, 19 87.

Leamon Andrews
LEAMON ANDREWS

Jack McGlasson Sr.
JACK McGLASSON, SR.

Marianna Andrews
MARIANNA ANDREWS

Barbara S. McGlasson
BARBARA S. McGLASSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public In and for said County and State, the within named LEAMON ANDREWS AND WIFE, MARIANNA ANDREWS and JACK McGLASSON, SR., AND WIFE, BARBARA S. MCGLASSON 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 26th day of June, (19)87.

Notary Public

Commission expires 2/19/88

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 _____

BOOK 7280 PAGE 127

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
			52500.00-	CAPT.
			45000.00-	MAIT.
			147.00	CSTAX
			43.00	MSTAX
			.50	RPFEE
			6.00	MORTG
			CHECK	196.50-
			3931A06/26/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40470

IDENTIFY REFERENCE

JUN 26 [illegible] '87

[illegible]
DAVIDSON COUNTY, TEN.

No. 98131