PREPARED BY EDWARD S. KELLY, JR., STELTEMEIER & WESTBROOK, 2002 Richard Jones Rd., Nashville, TN 37215

Installment Deed

BOOK 7298 PAGE 432

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Adams et ux	Same	Map 61-7
(NAME)	(NAME)	
122-B Rocky Fork Road		Parcel 43
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nolensville, TN 37135		15DZ-1735
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty Thousand and 00/100 ($40,000.00) *Dollars,*
of which Four Thousand and 00/100 ($4,000.00) *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder of Thirty-Six Thousand and 00/100 ($36,000.00) *Dollars,*
James L. Adams and wife, Virginia N. Adams *have executed*
their promissory note of even date in the principal sum of $36,000.00, payable to James Edward EldridgeJrand Clyde Thomas Eldridge as follows: On the 1st day of August, 1987, the sum of $315.93 (principal and interest at 10% per annum) and continuing with a like sum on the same day of the month through July 1, 1992 (60 consecutive monthly payments) and then on August 1, 1992, a final balloon payment of $35,056.48,

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, we, James Edward Eldridge, Jr. and Clyde Thomas Eldridge,
have this day bargained and sold, and do hereby transfer and convey unto the said James L. Adams and wife, Virginia N. Adams, their
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tennessee, being Lot No. 22 of Block J on the Map of Broadmoor, Section 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.

Said Lot fronts 65 feet on the north side of Malquin Drive and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to J.E. Eldridge by deed from Harlie T. Kirby and wife, Mildred Kirby of record in Book 1908, page 251, said Register's Office and further conveyed to Ann Swan Eldridge, James Edward Eldridge, Jr., and Clyde Thomas Eldridge, as Heirs-at-Law of J. E. Eldridge, deceased. The said Ann Swan Eldridge having since died and her interest conveyed to James Edward Eldridge,Jr., and Clyde Thomas Eldridge by Will of record in Will Book 135, page 517, Register's Office for Davidson County, Tennessee.

Maximum principal indebtedness for Tennessee recording tax purposes is $36,000.00.
Deborah K. Eldridge, wife of James Edward Eldridge, Jr. and Kathleen L. Eldridge, wife of Clyde Thomas Eldridge, are executing this instrument for the sole purpose of releasing whatever marital rights they may have*

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 40,000.00
Subscribed and sworn to before me, this the 15th day of July, 19 87
Affiant
My commission expires: 11-1-87 (Affix Seal)
Notary Public

This is ~~unimproved~~ improved property, known as 1015 Malquin Drive, Nashville, TN 37216 (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 James L. Adams and wife, Virginia N. Adams, their
(successors),
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* except as of record.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and*
forever defend the title to said real estate to said James L. Adams and wife, Virginia N. Adams, 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 with its costs; 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 James L. Adams and wife, Virginia N. Adams, their
hereinafter referred to as trustors, hereby transfer and convey unto Larry N. Westbrook, *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:*

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 $36,000.00 *, 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.*

*in the above property.

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 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. 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 any 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 word "Trustors" when used herein shall apply to parties both singular and plural.

Witness our hand s this 15th *day of* July, 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.*

James Edward Eldridge, Jr.

Deborah Kay Eldridge

Clyde Thomas Eldridge

James L. Adams

Virginia N. Adams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James Edward Eldridge, Jr., Clyde Thomas Eldridge, James L. Adams, Virginia N. Adams, Deborah K. Eldridge and Kathleen L. Eldridge or proved to me on the basis of satisfactory evidence *the within named bargainor s, 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* 15th *day of* July, *19* 87

Edward A. Kelly Jr.
Notary Public

Commission expires 11-1-87

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, 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 .....

RUSH

IDENTIFICATION REFERENCE

RECORDED
JUL 16 1 25 PM '87

46200

INSTALLMENT DEED

FROM
James Edward Eldridge, Jr.
and Clyde Thomas Eldridge
TO
James L. Adams et ux
Virginia N. Adams

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37205

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

RECEIVED OF _____

FOR _____

BOOK 7298 PAGE 434

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

[illegible] .00- [illegible]
[illegible] .00- [illegible]
[illegible] .00 [illegible]
34.00 [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 132.00-
046307716/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46280

IDENTIFT REFERENCE

JUL 16 10 42 AM '97

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 104619