BOOK 7408 PAGE 627

INSTALLMENT DEED

FROM

JAMES DONALD MEADOWS and wife,
MARY HELEN MEADOWS

TO

VINCENT SCALF and
MELODY SCALF

For draftsman's use

This instrument was prepared by:

STINNETT & WILKINSON
Attorneys at Law
108 South Main Street
Ashland City, Tennessee 37015
File No. 2333

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent Scalf et Al (NAME)	Same (NAME)	Map 30-165
6447 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel
Whites Creek, Tn. 37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

8 4 4 0 3.

IDENTIFICATION REFERENCE

Nov 20 1 49 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

$6,500.00 Vincent Scalf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 1987.

Joan H. Bailey
Notary Public

MY COMMISSION EXPIRES: 7-24-89

(AFFIX SEAL)

NOTARY PUBLIC CHEATHAM COUNTY

FOR AND IN CONSIDERATION OF the sum of ---Six Thousand Five Hundred and 00/100--- ($6,500.00) DOLLARS

of which $3,250.00 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 lien note of even date herewith, payable to the order of JAMES DONALD MEADOWS and wife, MARY HELEN MEADOWS, in the principal sum of $3,250.00, due and payable sixty (60) days from date, and bearing no interest.

Maximum principal indebtedness for Tennessee recording tax purposes is $3,250.00.

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.

We, James Donald Meadows and wife, Mary Helen Meadows

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

Vincent Scalf and , Melody Scalf

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

LAND situated in the 14th Civil District of Davidson County, Tennessee, and more specifically described as follows: That certain parcel of property located in the 14th Civil District of Davidson County, Tennessee, **beginning** at an iron pin in the southwest corner of said parcel of property, along the northerly boundary of Old Hickory Boulevard; thence in a northeasterly direction North 22 degrees 21 minutes 58 seconds East 280.32 feet, along said western boundary of said property to an iron pin; thence North 54 degrees 38 minutes 07 seconds East 254.40 feet to an iron pin, which constitutes the northeast corner of said parcel of property; thence South 55 degrees 30 minutes 24 seconds East 104 feet to the eastern boundary of said property; thence along a straight line to the northern boundary of Old Hickory Boulevard, which from said northern boundary to the eastern corner is North 27 degrees 34 minutes 56 seconds East 442.50 feet; thence from said southeast corner of said property along the northern boundary of Old Hickory Boulevard, 200.13 feet to the place of beginning, **being that certain parcel of property**

(CONTINUED ON ATTACHED SHEET)

This is unimproved ( ) improved ( ) property, known as ---- (House 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 unencumbered.

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 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 grantees herein do hereby transfer and convey unto James W. Stinnett, Jr. 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 $ insb. value 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 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 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 grantees, 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 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 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 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 the grantees 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.

Whenever 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 WHERE OF, we, the said grantors and grantees, have hereunto set our hands this the 13th day of November 1987

James Donald Meadows — Vincent Scalf
Mary Helen Meadows — Melody Scalf

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Cheatham }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Donald Meadows and wife, Mary Helen Meadows, 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~~ Ashland City, Tennessee, this 14th day of November, 1987.

[illegible], Notary Public.

Commission expires 2-13-89.

STATE OF TENNESSEE }
COUNTY OF CHEATHAM }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vincent Scalf and , Melody Scalf**, 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 Ashland City, Tennessee, this the 13th day of November, 1987.

[illegible]
Notary Public

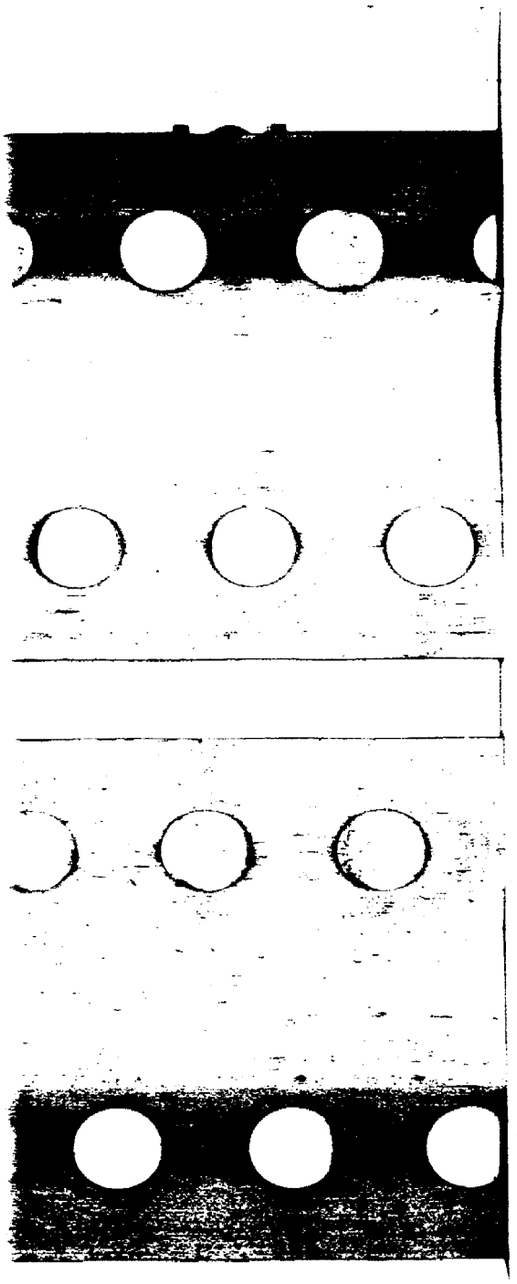
My Commission Expires: 7-24-22

INSTALLMENT DEED
FROM: James Donald Meadows et ux
TO: Vincent Scalf et ux

(DESCRIPTION CONTINUED)

described as Lot No. 1, Dudley Oakley property, which appears of record at Book 5210 at page 246, Register's Office for Davidson County, Tennessee. Said parcel of land **containing 2.02 acres, more or less.**

BEING the same property conveyed to James Donald Meadows, by deed from Dudley Oakley, a single man, of record in Book 5598, page 454, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7408 PAGE 630

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			6501.00- CAMT.	
			3250.00- MAMT.	
			18.20 CSTAX	
			1.20 MSTAX	
			.50 PRFEE	
			9.00 .DEED	
			CHECK	28.70-
			4818A11/20/87 BSL	.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 4 0 3

IDENTIFICATION REFERENCE

Nov 20 1 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37956