Installment Deed

Boy 11

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Larkin et al	SAME	92-2
(NAME)	(NAME)	
2603 Jefferson Street		101
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37208		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND ($55,000.00)----------00/100----- *Dollars,*

of which TEN THOUSAND ($10,000.00)----------00/100--- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder FORTY FIVE THOUSAND ($45,000.00)----------00/100-- *Dollars,*

James R. Larkin d/b/a The Larkin Group *ha S executed*

an installment note of even date to William H. Grant, Jr. payable in 180 installments of $483.58 each including principal and interest at the rate of 10% per annum with first (1st) installment due on August 1, 1988 and a like sum on the first (1st) of each month until the balance is paid in full or is called. 3480 07/05 0101 03CHECK 237.45

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, William H. Grant, Jr. and wife Delores C. Grant

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Larkin d/b/a The Larkin Group *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Long and Ashworth's Subdivision of Lot No. 35 in Boyd McNairy's plan of record in Book 57, Page 87, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly side of Jefferson Street and runs back between parallel lines 170 feet to an alley.

INCLUDED in the above description but EXCLUDED therefrom is the property sold to the State of Tennessee, of record in Book 4182, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Grant, Jr., a one third (1/3) undivided interest, by Quitclaim Deed from Ruth C. Grant, a widow and an unmarried person, of record in Book 5987, Page 422, Register's Office for Davidson County, Tennessee, and being the same property conveyed to William H. Grant, Jr., by Quitclaim Deed from Ruth Grant, a widow and an unmarried person, of record in Book 6096, Page 997, Register's Office for Davidson County, Tennessee.

Total Amount of Indebtedness For Tennessee Recording Tax Purpose Under Any Contingency In Tennessee Is $45,000.00.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $55,000.00

Subscribed and sworn to before me, this the 30th day of June, 19 88

Affiant

My commission expires: 10/9/91 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2603 Jefferson Street, Nashville, Tennessee 37208
(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 R. Larkin *(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* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James R. Larkin *(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 James R. Larkin *hereinafter referred to as trustors, hereby transfer and convey unto* Russell Ennix, *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 $ 55,000.00 *, 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* 30th *day of* June, *19*88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William H. Grant, Jr.
WILLIAM H. GRANT, JR.

James R. Larkin
JAMES R. LARKIN

Delores C. Grant
DELORES C. GRANT, WIFE

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* William H. Grant, Jr. and James R. Larkin, Delores C. Grant, Wife

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 Nashville, Tennessee, *this* 30th *day of* June, *19*88.

My commission expires 10/9/91 *Notary Public* Russell B. Ennix

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
WILLIAM H. GRANT, JR.

TO
JAMES R. LARKIN

TO
RUSSELL ENNIX, TRUSTEE

Prepared by:
MANSON, JACKSON & ASSOCIATES
1314 5th Avenue North, Ste. 300
Nashville, Tennessee 37208

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

RETURN TO: TITLE REFERENCE

FILED JUL 5 11 55 AM '88

4617 0

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 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

CAMT	55000.00
MAMT	45000.00
CON TX	181.50
MOR TX	49.45
PRFEE	0.50
WDEED	6.00
TOTAL	237.45
CHECK	237.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/88 01 11:55 0001 348

46170

IDENTIFICATION REFERENCE

JUL 5 11 55 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No.109354