Box 1, 4
G202

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM Eve Dryden Howard
Jack Dryden, II
Roy Dryden
Alec Dryden

TO Florence Welch Walters

For draftsman's use

6506 12/12 0101 03CHECK 637.79

BOOK 7725 PAGE 605

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Florence Welch Walters (NAME)	SAME (NAME)	104-09-213
3731 Whitland Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	26W-06130
Nashville TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

927.1.0. IDENTIFICATION REFERENCE

Dec 12 3 14 PM '88

FILED IN WILSON CO. REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$150,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES: 3-11-1990

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED FIFTY THOUSAND AND no/100---------- DOLLARS

of which $ 32,100.00 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 and delivered to grantor a promissory note in the amount of $117,900.00, payable in one installment, without interest at the earlier of the closing of the sale of the "Welch Heirs" property in Putnam , Overton, Cumberland and Bledsoe Counties, Tennessee, or February 28, 1989, according to the terms thereof.

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. Eve Dryden Howard, Jack Dryden, II, Roy Dryden and Alec Dryden, being all heirs at law of Luray Welch Dryden, deceased.

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

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

A 1/2 undivided interest in property in Davidson County, Tennessee, being the northerly part of Lot 1 in BlockG on the Map of Whitland Realty Company's Subdivision, of record in Book 332, page 141, Register's Office for Davidson County, Tennessee, and the westerly 10 feet of Leonard Avenue, as added to the easterly part of Lot 1 by agreement of record in Book 674, page 689, said Register's Office described as follows:

Beginning at the southwest corner of Whitland Avenue and Leonard Avenue as changed; thence with the southerly margin of Whitland Avenue westwardly 210 feet 6 inches, more or less, to the corner of Lots Nos. 1 and 2 of said plan; thence southerly with the line between said lots 1 and 2, 180 feet to a point; thence easterly in a line parallel with the southerly line of Lot No. 1, 100 feet more or less, to a point in the westerly margin of Leonard Avenue, as changed; thence northerly along the westerly margin of Leonard Avenue 210 feet, more or less to the point of beginning.

Being the same property conveyed to Florence Welch Walters, a one-half undivided interest and Jack Dryden and wife, Luray Welch Dryden, a one-half undivided interest by deed from Julius Jacobs and wife, Elizabeth Jacobs, and Betty M. Jacobs as of record in book 4068, page, 989, Register's Office of Davidson County.**

This is unimproved ( ) improved ( ) property, known as 3731 Whitland Avenue (House Number) (Street) Nashville 37205 P. O. Address: (City or Town) (Postal Zone)

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 117,900 "

said Jack Dryden and wife, Luray Welch Dryden having since died. Jack Dryden having predeceased Luray Welch Dryden. Their onehalf undivided interest is vested in the heirs at law of Luray Welch Dryden.

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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 William L. Rosenberg 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 $ full insurable 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 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, 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 advise 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 WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 2nd day of Dec 19 88

Florence Welch Walters — Eve Dryden Howard

Ray Dryden — Jack Dryden, II

Alec Dryden

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 Florence Welch Walters

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , Tennessee, this 2nd day of December, 1988.

Jesse Edward Rosenberg, Notary Public

Commission expires 3/3/92

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 .

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Hilda L. White, a Notary Public, Eve Dryden Howard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of December, 1988.

Hilda L. White
Notary Public

My Commission expires: 3/92

STATE OF Tennessee)
COUNTY OF Shelby)

Personally appeared before me, Jack Dryden, II, a Notary Public, Jack Dryden, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 1988.

Lois Kiesling
Notary Public

My Commission expires: 3-12-90

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Hilda L. White, a Notary Public, Roy Dryden, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of December, 1988.

Hilda L. White
Notary Public

My Commission expires: 3/92

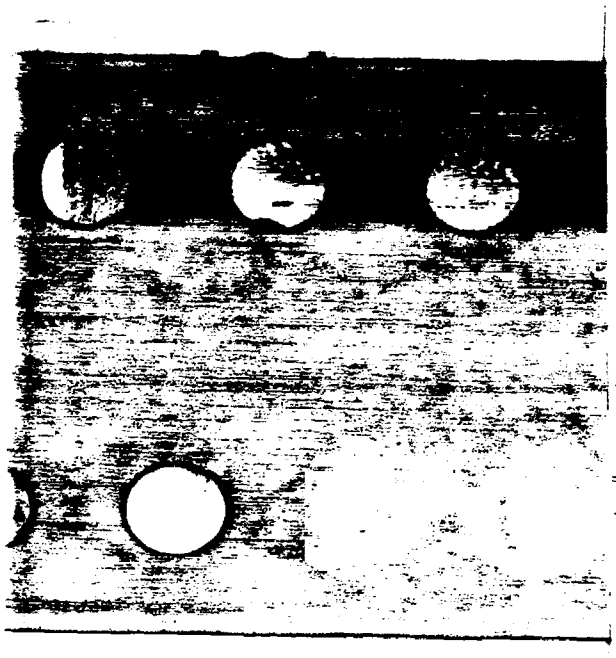
STATE OF Tennessee)
COUNTY OF Davidson)

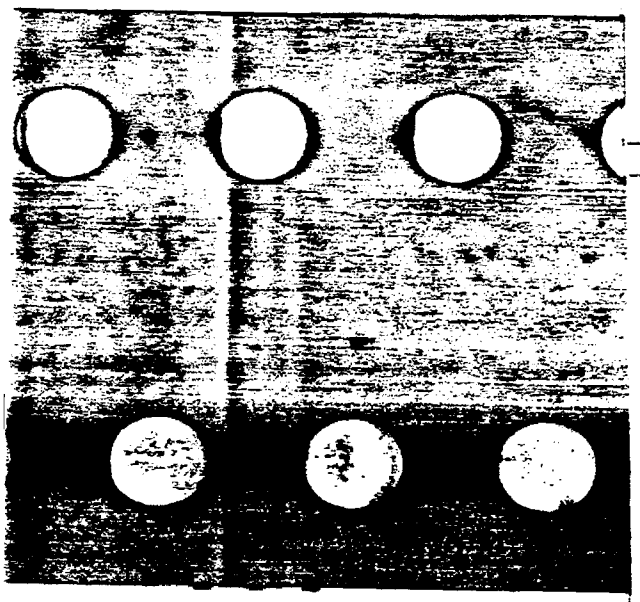
Personally appeared before me, the undersigned, a Notary Public, Alec Dryden, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of December, 1988.

Jan Calvert
Notary Public

My Commission expires: 3/3/92





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

RECEIVED OF _____

FOR _____

BOOK 7725 PAGE 608

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
			CAMT	150000.00
			MAMT	117900.00
			CON TX	495.00
			MOR TX	133.29
			PRFEE	0.50
			WDEED	9.00
			TOTAL	637.79
			CHECK	637.79
12/12/88	01	15:14	0001	650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9271.0

IDENTIFICATION REFERENCE

DEC 12 3 14 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162696