his Instrument Prepared By:
erald C. Wigger, Attorney At Law
00 Fourth Avenue, North
ashville, TN 37219

Installment Deed

To: Box 36

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs Joseph F. Wigger (NAME)	New Owner (NAME)	70-13-133
3010 River Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA-63965
Nashville, TN 37218 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 7936 PAGE 156

FOR AND IN CONSIDERATION of the sum of THIRTY-FIVE THOUSAND * * * * * * * * * * * * * ($35,000.00) * Dollars, of which NO/100 * Dollars, has been paid in cash, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX .... Dollars,

Joseph Francis Wigger and wife, Rhonda Renee Wigger have executed their joint and several promissory note, of even date herewith, in the principal sum of $35,000.00, payable to the order of Ronald S. Pardue and wife, Nancy Sue Pardue, payable according to the terms and conditions thereof, with interest as set out therein,

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, RONALD S. PARDUE and wife, NANCY SUE PARDUE

have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPH FRANCIS WIGGER and wife, RHONDA RENEE WIGGER their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 13 on the Map of Haley's Subdivision of a Part of Block 5 of the G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee and beingknown as all of Lot 13-A and the south part of Lot 13 on the Map of Haley's Subdivison, not of record, described according to a copy of a survey made by Geo. W. Watkins, Surveyor, on May 24, 1950, as follows: BEGINNING at a point in the northeasterly margin of River Drive, being the most westerly corner of Lot 14 on said recorded plan; thence along the westerly line of Lots 14 15 and 16, north 28 degrees east 285 feet to a point; thence northwesterly 73½ feet to a point; thence southwesterly 270 feet more or less to the northeasterly margin of River Drive; thence with the margin of the same, southeasterly around a slight curve 94 feet to the point of beginning.

Being the same property conveyed to Ronald S. Pardue and wife, Nancy Sue Pardue by deed from Volina May Meadows, a widow, as of record in Book 7629, page 164, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY GERLAD C. WIGGER, ATTORNEY, 200 Fourth Avenue, North, Nashville, Tennessee upon information furnished by the parties hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 35,000.00
Subscribed and sworn to before me, this the 1st day of September 1989
Gerald C. Wigger, Affiant
My commission expires 3-11-90 (Affix Seal)
Mary Ann Sibley, Notary Public
NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 3010 River Drive, Nashville, TN 37218 (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 Joseph Francis Wigger and wife, Rhonda Renee Wigger their XXXXX 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 said real estate to said Joseph Francis Wigger and wife, Rhonda Renee Wigger their (XXXXX), 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 Joseph Francis Wigger and wife, Rhonda Renee Wigger hereinafter referred to as trustors, hereby transfer and convey unto Gerald C. Wigger, 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 $ ...., 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.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $35,000.00.

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* 1st *day of* September, 19 89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph Francis Wigger
Joseph Francis Wigger

Ronald S. Pardue
Ronald S. Pardue

Rhonda Renee Wigger
Rhonda Renee Wigger

Nancy Sue Pardue
Nancy Sue Pardue

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ronald S. Pardue and wife Nancy Sue Pardue and Joseph Francis Wigger and wife, Rhonda Renee Wigger

*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* 5th *day of* September, *19* 89.

Mary Ann Kelly *Notary Public*

Commission expires 3-11-90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

3822 09/12 0101 03CHECK 160.45

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 .....

DAVIDSON COUNTY, TN
REGISTER'S OFFICE
SEP 12 3 04 PM '89
IDENTIFICATION REFERENCE
6536

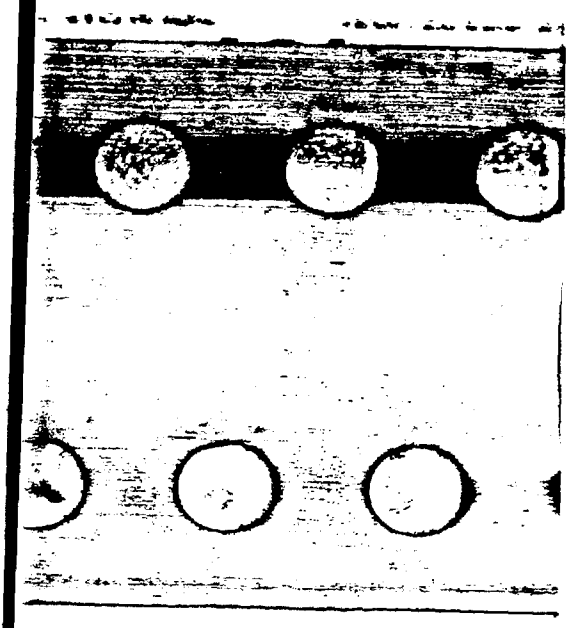
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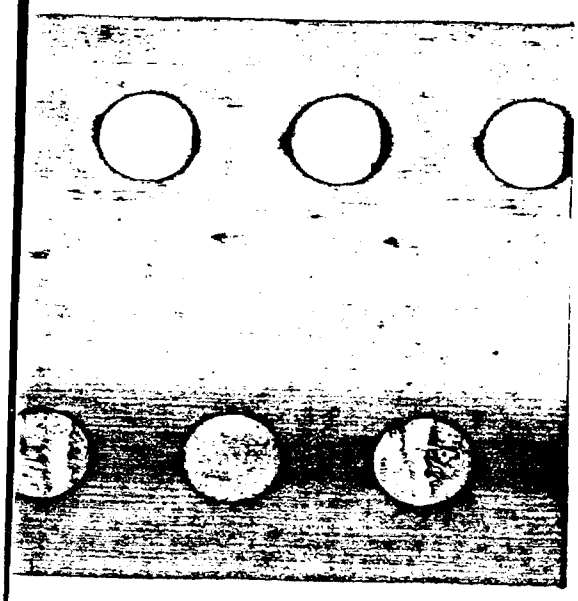
FROM
RONALD S. PARDUE and wife,
NANCY SUE PARDUE

TO
JOSEPH FRANCIS WIGGER and wife,
RHONDA RENEE WIGGER

Compliments of
Chicago Title
Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
NASHVILLE, TENNESSEE 37201

Return to
Box 36





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	35000.00
MAMT	35000.00
CON TX	115.50
MOR TX	37.95
PRFEE	1.00
WDEED	6.00
TOTAL	160.45
CHECK	160.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/12/89 01 15:48 0001 382?

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SEP 12 3 47 PM '89

IDENTIFICATION REFERENCE

6 5 3 9 5.

No. 247823