This instrument prepared by Frank M. Newman, Atty
2023 Lebanon Road 37214

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M/M R. D. ANDERSON	same	Map 95-9
(NAME:)	(NAME:)	
2011 Lebanon Road		Par 20
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37210		3DZ 03690
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 8117 PAGE 863

FOR AND IN CONSIDERATION of the sum of $67,000.00
SIXTY-SEVEN THOUSAND AND NO/100---------- *Dollars,*
of which $7,000.00
SEVEN THOUSAND AND NO/100---------- *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder $60,000.00
SIXTY THOUSAND AND NO/100---------- *Dollars,*
R. D. ANDERSON and wife, TREVA CHAFFIN ANDERSON,
have executed

their joint promissory note in the principal sum of SIXTY THOUSAND and no/100 Dollars ($60,000.00) payable to the order of GEORGIA C. LOVELACE in sixty (60) monthly installments of ONE THOUSAND DOLLARS ($1,000.00) each, beginning on the 10th day of June, 1990 and a like amount on the same day of each succeeding month until paid in full, without interest,

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, GEORGIA CHANDLER LOVELACE, a widow and surviving tenant by the entireties

have this day bargained and sold, and do hereby transfer and convey unto the said R. D. ANDERSON and wife, TREVA CHAFFIN ANDERSON,

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 4 on the Map of W. E. Quin, Jr.'s Lebanon Road Subdivision, as of record in Book 1424, page 111, Register's Office for said County, and described as follows:

Beginning at a point in the southeasterly margin of Lebanon Pike at the corner of Lots 4 and 5; thence with the line between said lots southeasterly 275 feet to the line of Lot 19; thence with the line between Lots 4 and 19, southwesterly 100 feet to the margin of Quin Circle; thence with the margin of the same northwesterly curve northerly 38 feet to the margin of Lebanon Pike; thence with the margin of the same northeasterly 76.32 feet to the point of beginning.

The above described property conveyed subject to restrictive covenants of record in Book 1580, page 39, said Register's Office.

Being the same property conveyed to J. M. Lovelace (now deceased) and wife, Georgia Chandler Lovelace, by deed from

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 67,000.00
Subscribed and sworn to before me, this the 26th day of May, 1990
Affiant
My commission expires: Sept 11, 1996 (Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 2009 Lebanon Road, Nashville, Tennessee 37210
(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 Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, 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 indebtedness, rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installaments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees hereinafter referred to as trustors, hereby transfer and convey unto ....., 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.

Hugh C. Shelton and wife, Calma G. Shelton, as of record in Book 2248, page 179, in the Register's Office for Davidson County, Tennessee.

Georgia Chandler Lovelace and Georgia C. Lovelace are one and the same person and she appointed Fred R. Lovelace as her Attorney-In-Fact to execute deeds and so forth, which power of attorney is of record in Book 8112, Page 57 in the Register's Office for Davidson County, Tennessee.

The maximum principal indebtedness for Tennessee recording tax purposes is $60,000.00.

unimproved ( ) This is improved (X) property, known as 2009 Lebanon Road, Nashville, Tennessee 37210
(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 R. D. ANDERSON and wife, TREVA CHAFFIN ANDERSON, *(successors), heirs and assigns forever.* I do *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.*

RECORDER'S MEMO
Illegibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* R. D. ANDERSON and wife, TREVA CHAFFIN ANDERSON, *(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 R. D. ANDERSON and wife, TREVA CHAFFIN ANDERSON *hereinafter referred to as trustors, hereby transfer and convey unto* FRANK M. NEWMAN, *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 $ 60,000.00, *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 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 Register's 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 26th *day of* May, *19*90

Georgia Chandler Loulace

Georgia C. Loulace by

Fred R. Loulace attorney in fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

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

Witness my hand and official seal at..... Tennessee, this.....day of....., 19.....

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* R. D. ANDERSON and wife, TREVA CHAFFIN ANDERSON, *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, Tenn. *this* 26th *day of* May, *19* 90

Frank M. Newman *Notary Public*

Commission expires Sept 11, 1990

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

DAVIDSON COUNTY, TN.
FELIX Z. WILSON III, REGISTER

MAY 29 12 49 PM '90

IDENTIF. REFERENCE

2 9 3 1 0

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared FRED R. LOVELACE, to me known to be the person who executed the foregoing instrument on behalf of GEORGIA C. LOVELACE and who acknowledged that he executed the same as the free act and deed of the said GEORGIA C. LOVELACE.

WITNESS my hand and official seal at Nashville, Tennessee this 26th day of May, 1990.

Frank M. Newman
NOTARY PUBLIC

My Commission Expires: Sept 11, 1990

INSTALLMENT DEED

FROM

GEORGIA CHANDLER LOVELACE

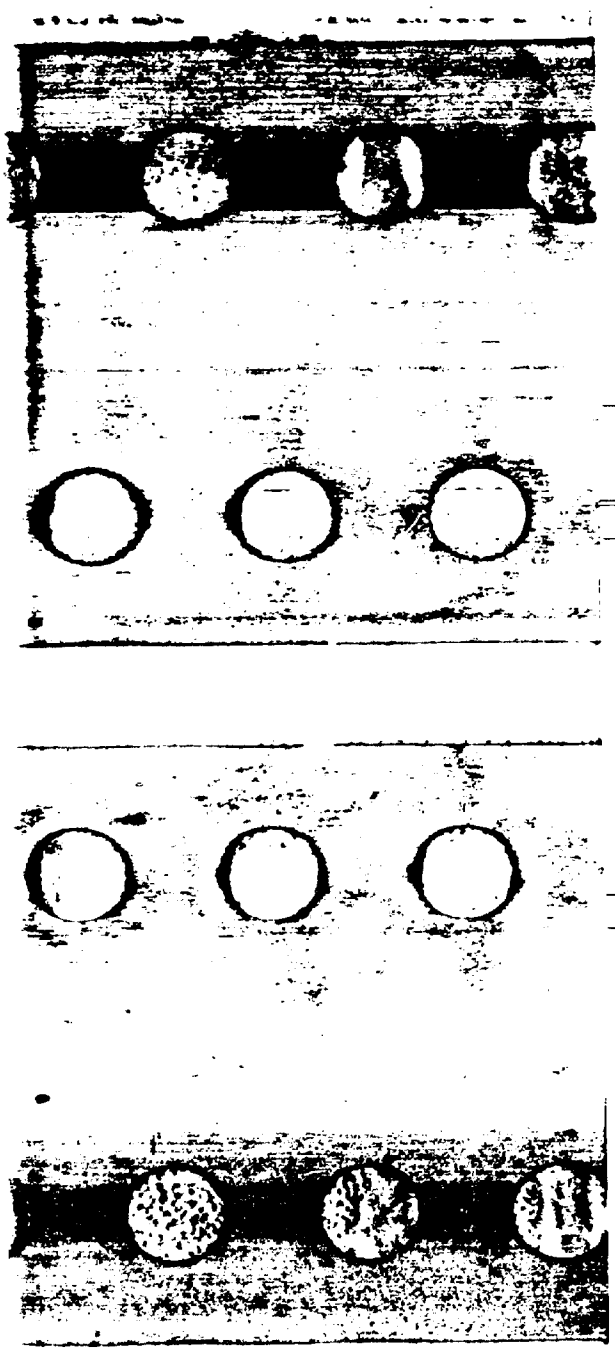
TO

R. D. ANDERSON et ux

300.00 TAX 55.29 DAVIDSON

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627



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

RECEIVED OF _____

FOR _____

BOOK 8117 PAGE 873

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67000.00
MAMT 60000.00
CON TX 2.21
MOR TX 66.70
PRFEE 1.00
WDEED 12.00
~~TOTAL 81.91~~
~~CHECK 81.91~~
05/29/90 01 12:48 0001 5300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 3 1 0

IDENTIF. TREFERENCE

MAY 29 12 49 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

VOID
CON TX 2.21-
CON TX 221.10
~~TOTAL 218.89~~
~~CASH 218.89~~
05/29/90 01 12:48 0001 5301

TOTAL $300.80

No. 322702