THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
315 Deaderick Street
Nashville, Tennessee 37238-0105
Box 35
00261966

File 35
CTIC

Installment Deed

NAME of MORTGAGEE:

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ADDRESS NEW OWNER (S) AS FOLLOWS:	~~SEND TAX BILLS TO~~:	MAP PARCEL NUMBERS
Robert Scott Jarrett	RUTH S. CRANCH	FB: 3DZ 42302
(NAME:) 2202 CRESTLINE DRIVE	(NAME:) 5445 Government ST. - APT. 215	Map 84-14
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN. 37214	(STREET ADDRESS) BATON ROUGE, LA. 70808	Parcel 50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Seventy-Two Thousand and 00/100 ---------- $72,000.00 ---------- *Dollars,*
of which Two Thousand One Hundred Sixty and 00/100 ---------- $2,160.00 ---------- *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder Sixty-Nine Thousand Eight Hundred Forty & 00/100 ---------- $69,840.00 ---------- *Dollars,*

Robert Scott Jarrett and wife, Carol Yates Jarrett *have executed*

their promissory note, dated July 27, 1990, in the amount of $69,840.00, payable to the order of Ruth Shelton Cranch in 360 monthly installments of $ 612.90, each, which installments include both principal and interest at the rate of ten percent (10%) per annum, the first installment being due on September 1, 1990, and the remaining installments being due on the same day of each successive month thereafter; said note providing that the noteholder has the option of demanding full payment at any time after the fifth anniversary of the note; The note further provides for the holder to consent in writing to any transfer of the property described herein. Reference is made to said note for all of its terms and conditions.

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, Ruth Shelton Cranch, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Scott Jarrett and wife, Carol Yates Jarrett, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Donelson Meadows, as of record in Book 1835, page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 55 feet on the northwesterly side of Crestline Drive and runs back between lines, 291.9 feet on the northeasterly line and 215.8 feet on the southwesterly line, to a dead line in the rear, measuring 162.8 feet thereon.

Being the same property conveyed to Benjamin F. Waddell and wife, Anne Shelton Waddell, by deed from Robert B. Nobel and wife, Martha M. Nobel, of record in Book 2638, page 556, Register's Office for Davidosn County, Tennessee.

The said Benjamin F. Waddell and wife, Anne Shelton Waddell having since died. By will, of record in Will Book 91, page 300, Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to Ruth Shelton Cranch.

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $69,840.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Subscribed and sworn to before me, this the 27TH day of July, 19 90

Affiant: Robert S. Jarrett

My commission expires: 11-27-93 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 2202 Crestline Drive, Nashville, Tennessee 37214
(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. except for 1990 taxes and the Plan, of record in Book 1835, page 35, Register's Office for Davidson County, TN.

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 Alan Wright, *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 $ 69,840.00

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.

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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 powers 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.

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.

Witness our hands this 26th day of July, 19 90 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ruth Shelton Cranch — Robert S. Jarrett

Ruth Shelton Cranch — Robert Scott Jarrett — Carol Yates Jarrett

Carol Yates Jarrett

STATE OF LOUISIANA
PARISH ~~COUNTY~~ OF EAST BATON ROUGE

Personally appeared before me, Douglas P. Moreau, a Notary Public in and for said ~~County~~ Parish and State, Ruth Shelton Cranch,

the within named 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 Baton Rouge, Louisiana this 27th day of July, 19 90

4175 0527 0101 03CHESK 322.57

Douglas P. Moreau
Notary Public

Commission expires at death

Witness Robin Dupont

Witness

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kay B. Hausch, a Notary Public in and for said County and State, Robert Scott Jarrett and wife, Carol Yates Jarrett,

the within named 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, Tennessee, this 27TH day of JULY, 19 90

Kay B. Hausch
Notary Public

Commission expires 11-27-93

INSTALLMENT DEED

FROM Ruth Shelton Cranch

TO Robert Scott Jarrett and wife, Carol Yates Jarrett

44828

IDENTIFICATION REFERENCE

JUL 27 12 27 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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 _____

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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 72000.00
MAMT 69840.00
CON TX 237.60
MOR TX 77.97
PRFEE 1.00
WDEED 6.00
TOTAL 322.57
CHECK 322.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/90 01 12:29 0001 4175

44828

IDENTIFICATION REFERENCE

JUL 27 12 27 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 340958