This instrument was prepared by James R. Wyatt, 100, 39th. Ave. No. Nashville, Tn. 37209

Mail

BOOK 8234 PAGE 909

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Babb, etux	Same	81-8-287
(NAME:)	(NAME:)	
1811 4th. Ave. No.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of
Twenty Six Thousand Five ($26,500.00) *Dollars,*
paid and to be paid by Charles Babb and wife Sadie Babb by the execution of their promissory note bearing even date herewith for $ 26,500.00 payable in 360 monthly installments of $232.56 a month, which includes both principal and interest at the rate of 10% per annum also estimated taxes and insurance in the amount of $36.31 a month, the first installment falling due September 15, 1990 and monthly thereafter and said note is payable to the order of J. R. & M. Company.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 26,500.00."

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 James N. Stansell, Russell A. Stansell and Marvin W. Stansell d/b/a J. R. & M. Company, a partnership

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Babb and wife Sadie Babb

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 39 and 40 on the Map of D. T. McGavocks Subdivision, as of record in Book 21, page 64, Registers Office for said County.

Said Lots 39 and 40 front 50 feet each on the westerly side of Fourth Avenue North, formerly Cherry Street, and run back, between parallel lines 161 feet more or less to an alley.

Being the same property conveyed to James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a J. R. & M. Company a partnership by deed from S. E. Stafford, Jr. Administrator of record in Book 6113, page 173, said Registers Office.

In addition to the consideration hereinabove stated, and in addition to said monthly payments of $232.56 each covering the deferred purchase money, grantees are to pay as each of said installments are paid the further sum of $36.31 estimated as the necessary amount to cover taxes and insurance, it being also agreed that at the end of each year this amount is to be adjusted if requirements in this connection are more or less than estimated amount.

Taxes for the year 1990 are prorated and assumed by grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for the transfer is $ 26,500.00

Affiant

Subscribed and sworn to before me, this the 6TH day of NOVEMBER September 19 90

Notary Public

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

This is improved (or) unimproved property, known as 1811, 4th. Ave. North Nashville, Tn.
(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 Joe B. Fitt, *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.

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.

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 6TH *day of* ~~September~~ NOVEMBER, *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.*

x Charles Babb

x Sadie M. Babb

J. R. & M. Company

by James N. Stansell

by Marvin W. Stansell

by Russell A. Stansell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ANTHONY J. CHAFFIN, *a Notary Public in and for said County and State,* James N. Stansell, Russell A. Stansell and Marvin W. Stansell d/b/a J. R. & M. Company

the within named bargainor....; 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* 6TH *day of* ~~September~~ NOVEMBER, *19* 90

Anthony J. Chaffin, *Notary Public*

Commission expires 10/9/91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ANTHONY J. CHAFFIN, *a Notary Public of the State and County aforesaid, personally appeared* Charles Babb and wife Sadie Babb, *with whom I am personally acquainted,* ~~and who acknowledged that they executed the within instrument for the purposes therein contained, by~~ *of the* ~~being authorized so to do,~~ *executed the foregoing instrument for the purpose therein contained,* ~~by~~ *the* ~~the within named bargainor,~~ *and who acknowledged that they*

Witness my hand and seal, at office in Nashville, *this* 6TH *day of* ~~September~~ NOVEMBER, *19* 90

Anthony J. Chaffin, *Notary Public*

Commission expires 10/9/91

INSTALLMENT DEED

FROM J. R. & M. Company

TO Charles Babb, etux

594465 11/09/01 01:01 DOCHECK 122.32

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

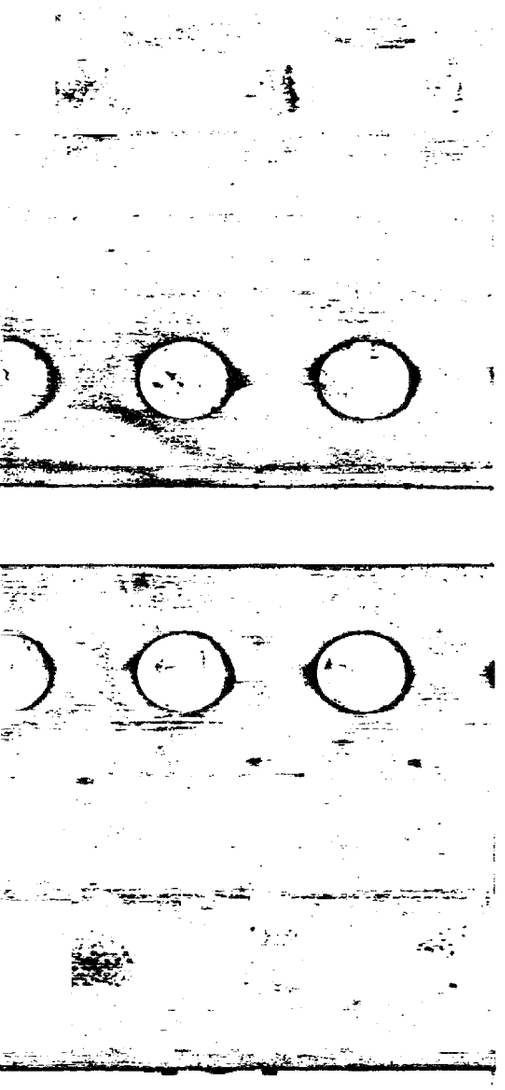
DAVIDSON COUNTY TN
FELIX Z. WHITE, JR.
REGISTER
NOV 9 1 53 PM '90

IDENTIFICATION REFERENCE 7143

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 8234 PAGE 911

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 26500.00
				CAMT 26500.00
				ERR CO
				CAMT 26500.00-
				MAMT 26500.00
				CON TX 87.15
				CON TX 28.17
				PRFEE 1.00
				WDEED 6.00
				TOTAL 122.32
				CHECK 122.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/09/90 01 13:53 0001 5944

7.1:430

IDENTIF. TREFERENCE

Nov 9 1 53 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 371992