Prepared by
Craig Morrow

# Installment Deed

BOOK 8579 PAGE 387

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Betsy L. Galbreath, et al | Same | |
| (NAME:) 5587 Pettus Road | (NAME:) | 173-00-0 108.00 |
| (STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013 | (STREET ADDRESS) | OSD 23339 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Fifteen Thousand and One and NO/100 Dollars ($15,001.00) *Dollars,*
*of which* One Dollar ($1.00) *Dollars, has been paid in cash,*
*the receipt of which is hereby acknowledged, and for the remainder* Fifteen Thousand and NO/100 Dollars ($15,000.00) *Dollars,*
Betsy L. Galbreath and Katherine L. Tull *ha* ve *executed*
their joint promissory note in the amount of Fifteen Thousand and NO/100 Dollars ($15,000.00), payable at the rate of One Hundred and Eighty-Two and NO/100 Dollars ($182.00) per month for One Hundred and Twenty (120) months. Said note begins 4-1-92 and a like payment of $182.00 is due on the 1st of each succeeding month until all interest and principal has been paid. Said note bears interest at the rate of Eight Percent (8%) annually and is included in each monthly payment.

*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, Charles G. Ellis and Corynne D. Ellis
*have this day bargained and sold, and do hereby transfer and convey unto the said* Betsy L. Galbreath and Katherine L. Tull *the Grantees herein, their (successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Land in the 31st Councilmanic, formerly 5th Civil District and being a lot designated No. 3 fronting 187 feet more or less on the south side of Pettus Road and running back in a southerly direction between parallel lines showing 790 feet more or less on the east line and 725 feet more or less on the west line, and 174 feet more or less at the rear, as described on an unrecorded Plat dated December 5, 1963, prepared by Wm. Collier Parrish Associates, Civil Engineers, from deed description for C. V. Tibbs.

Being the same property conveyed to Charles G. Ellis and wife, Corynne D. Ellis from C. V. Tibbs and wife, Anna Jeanette Phillips Tibbs by deed of record in Book 4248, page 544 R.O.D.C.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 15,000.00"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,001.00

Subscribed and sworn to before me, this the 19 day of March 19 92

Affiant

My commission expires: 9-1-92 (Affix Seal)

Notary Public

This is unimproved property, known as 5587 Pettus Road, Antioch, TN 37013
(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 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 Grantees hereinafter referred to as trustors, hereby transfer and convey unto* Brian O. Bowman, *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 $* 15,000.00
*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.*

unimproved ( )
This is improved (X) property, known as 5587 Pettus Road, Antioch, TN 37013
(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 Betsy L. Galbreath and Katherine L. Tull 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said Betsy L. Galbreath and Katherine L. Tull, 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 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 Betsy L. Galbreath and Katherine L. Tull hereinafter referred to as trustors, hereby transfer and convey unto Brian O. Bowhan, 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 $ 15,000.00, 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* 19 *day of* March, *19* 92.

9401 d

IDENTIFICATION REFERENCE

MAR 20 10 20 AM 19

DAVIDSON COUNTY, TN

PICK-UP

Chas G. Ellis

Corynne D. Ellis

Betsy L. Galbreath

Katherine L. Tull

B. C. Bourke

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersign, *a Notary Public in and for said County and State,* Charles G. Ellis; Corynne D. Ellis; Betsy L. Galbreath and Katherine L. Tull

*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* 18 *day of* March, *19* 92.

NOTARY PUBLIC LARCE

*Commission expires* 7-1-1992

Notary Public

STATE OF Tennessee }
COUNTY OF Davidson }

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*Personally appeared before me,* the undersign, *a Notary Public in and for said County and State,* Brian O. Bowhan, Trustee

*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* Nashville, Tennessee, *this* 19 *day of* March, *19* 92.

Notary Public

*Commission expires* 9-1-1992

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* .....

8350 03/20 0101 03CHECK 83.45

**INSTALLMENT DEED**

FROM

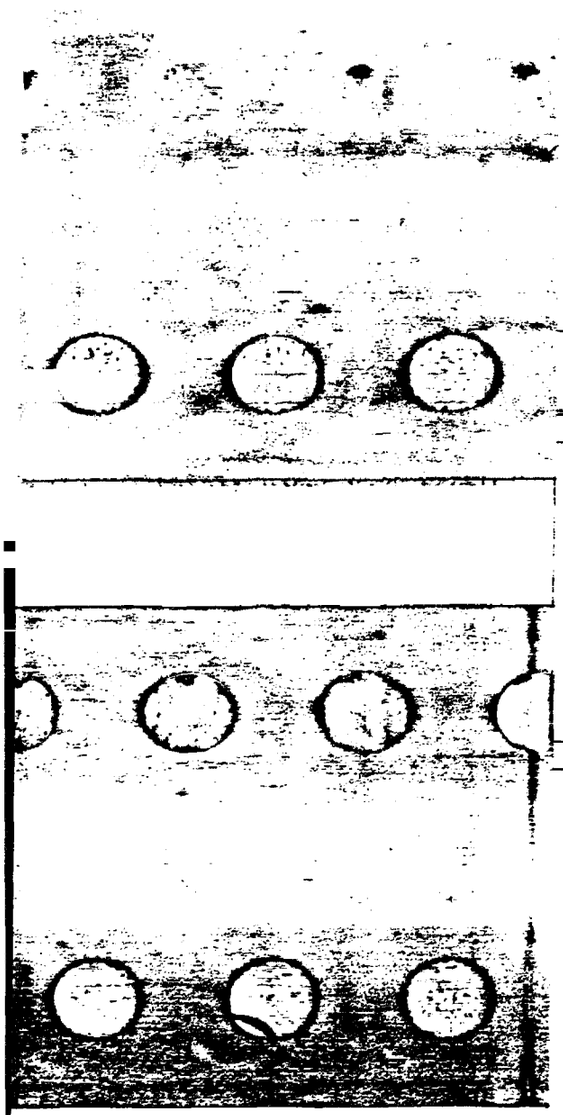
CHARLES G. ELLIS ET UX

TO

BETSY L. GALBREATH ET AL

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 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 15001.00 |
| | | | | MAMT 15000.00 |
| | | | | CON TX 55.50 |
| | | | | MOR TX 14.95 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 83.45 |
| | | | | CHECK 83.45 |
| | | | 03/20/92 01 | 10:20 0001 8350 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94018

IDENTIFICATION REFERENCE

MAR 20 10 20 AM

DAVIDSON COUNTY, TN

No. 512756