BOOK 9044 PAGE 749

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES WHITE, et ux	CHARLES WHITE, et ux	TRACT NO.1
(NAME) 6020 Mt. Pisgah Road	(NAME) 6020 Mt. Pisgah Road	MAP 81-16 PARCEL: 578
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN., 37211	(STREET ADDRESS) Nashville, TN., 37211	TRACT NO. 2 MAP 81-16
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL: 576

Mail

FOR AND IN CONSIDERATION of the sum of FOUR-THOUSAND-DOLLARS- - - - - -($4,000.00) *Dollars,*
of which Fifteen-hundred-dollars - - - - - - - - - - - - - - - -($1,500.00) *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder Twenty-five-hundred- - - - - ($2,500.00) *Dollars,*

The Grantees have executed their note payable to FRANK R. RUSSELL and wife, KATHRYN N. RUSSELL in one monthly installment payment, the sum of Twenty-five-hundred- -($2,500.00) dollars. The said installment payment shall become due and payable on April 11, 1993. The said note bears interest at the rate of six-percent-(6%) per annum.

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, FRANK R. RUSSELL and wife, KATHRYN N. RUSSELL,

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES WHITE and wife, HARRIETT D. WHITE

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

TRACT NO. 1:
Land in Davidson County, Tennessee, being the southerly part of Lot No. 6 and the easterly part of Lot No. 5 on the Plan of W. B. Hall's Subdivision, of record in Book 17, page 261, Register's Office for said County, as follows:

Beginning on the westerly margin of Warren Street at the northwest corner of the first alley south of Jefferson Street; thence with the westerly margin of Warren Street, northwardly 44 feet; thence westwardly 56 feet; thence southwardly 32 feet to the northerly margin of an alley; thence with the northerly margin of said alley eastwardly 57.2 feet to the point of beginning, according to survey made by Harvey Gee on June 2, 1947.

Being the same property conveyed to FRANK R. RUSSELL and wife, KATHRYN N. RUSSELL, by deed from Stanton M. Hoss and wife, Maud H. Hoss, of record in Book 4761, page 805, Register's Office of Davidson County, Tennessee.

Tract No. 1 is known as 1027-29 Warren Street, Nashville, TN., 37208.

TRACT NO. 2: on attached page . . .
Tract No. 2 is known as 1025 Jefferson Street, Nashville, TN., 37208.

. . . See attached page for land description . . .

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00)

Subscribed and sworn to before me, this the 11th day of August, 19 93

Affiant

My commission expires: ~~July 27, 1996~~ (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as TRACT NO. 1: 1027-29 Warren St.,Nashville,TN.37208 TRACT NO. 2: 1025 Jefferson St., Nashville, TN., 37208
(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 Mose J. Davie, *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 $ ($2,500.00)

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 aforeasid, 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 twenty-first 21st *day of* January, *19*93 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank Russell — FRANK R. RUSSELL | Charles White — CHARLES WHITE

Kathryn N. Russell — KATHRYN N. RUSSELL | Harriett D. White — HARRIETT D. WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MOSE J. DAVIE, *a Notary Public in and for said County and State,* FRANK R. RUSSELL, KATHRYN N. RUSSELL, CHARLES WHITE, and HARRIETT D. WHITE

*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 21st *day of* January, *19*93.

Mose J. Davie (signature)
Mose J. Davie
Notary Public

Commission expires July 27, 1996

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 ....

INSTALLMENT DEED

FROM

FRANK R. RUSSELL, and wife,
KATHRYN N. RUSSELL

TO

CHARLES WHITE and wife,
HARRIETT D. WHITE

This Deed prepared by:
MOSE J. DAVIE, ATTORNEY
1026-4th Ave., North
Nashville, TN., 37219
(615)-256-6119

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

TRACT NO. 2:

Land in Davidson County, Tennessee, being the northeasterly part of Lot no. 6 on the Plan of W.B. Hall's Subdivision of record in Book 17, page 261, Register's Office for said County, described according to a survey made June 27, 1947, by Harvey Gee, as follows:

Beginning at the southwest corner of Warren and Jefferson Street; thence with the southerly margin of Jefferson Street, westwardly 40 feet to the northeast corner of the property conveyed to Henry Crutcher, Jr., and wife, by deed from Mallernee Realty Company, Inc., of record in Book 1509, page 73, said Register's Office; thence with Crutcher's southerly line, southwardly 74.6 feet to the northerly line of the property conveyed to Eddie M. Buckner and wife, by deed from Mallernee Realty Company, Inc., of record in Book 1679, page 495, said Register's Office; thence with Buckner's northerly line, eastwardly 43 feet to the westerly margin of Warren Street; thence with said street, northwardly 66 feet to the beginning.

Being the same property conveyed to Frank Robert Russell by Deed from Stanton M. Hoss and wife, Maud H. Hoss, of record in Book 6158, page 246, Register's Office of Davidson County, Tennessee.

NOTE: The said Frank R. Russell and Frank Robert Russell are one and the same person.

The said land is unimproved and known as Tract No. 1 is known as 1027-29 Warren Street, Nashville, TN., 37208. Tract No. 2 is known as 1025 Jefferson Street, Nashville, TN., 37208.
Send all tax statements to CHARLES WHITE and wife, HARRIETT D. WHITE, at 6020 Mount Pisgah Road, Nashville, TN., 37211.

Installment Deed
FROM: FRANK R. RUSSELL, et ux
TO: CHARLES WHITE, et ux

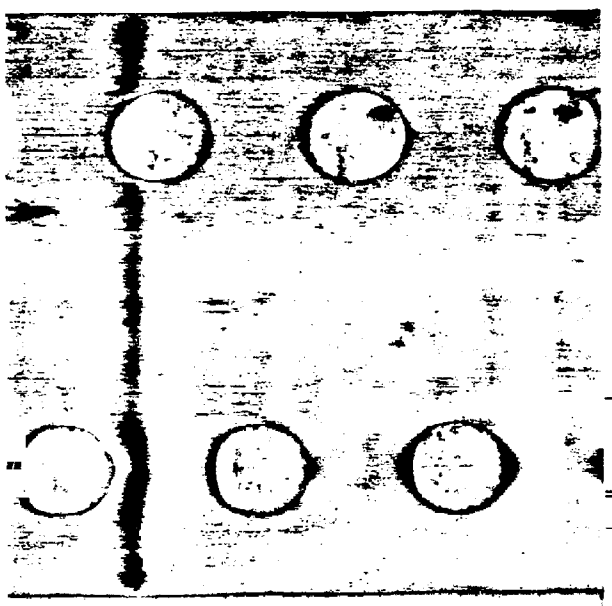
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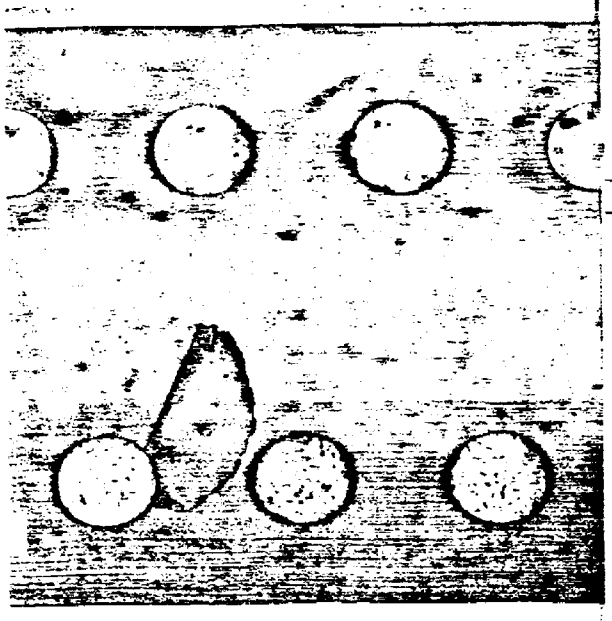
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51134
IDENTIF. ↑ REFERENCE

93 AUG 11 PM 3:03

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9044 PAGE 753

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	4000.00
			MAMT	2500.00
			CON TX	14.80
			MOR TX	0.58
			PRFEE	1.00
			WDEED	12.00
			TOTAL	28.38
			CHECK	28.38

08/11/93 01 15:03 0001 8763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51134
IDENTIF. ↑ REFERENCE

93 AUG 11 PM 3:03

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

No. 685120