Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES & JOSEPHINE CHESTNUT	SAME	71-12
(NAME:) 1839 JOY CIRCLE	(NAME:)	Parcel 57
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37207	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 9342 PAGE 673

FOR AND IN CONSIDERATION of the sum of FORTY-NINE THOUSAND AND NO/100 ($49,000) *Dollars,*

of which ONE THOUSAND AND NO/100 ($1,000) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder FORTY-EIGHT THOUSAND AND NO/100 ($48,000) *Dollars,*

CHARLES CHESTNUT, et ux, JOSEPHINE CHESTNUT *have executed*

a promissory note, attached hereto and incorporated herein

by reference (ATTACHMENT A).

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, CLARENCE SUMMEY, JR.

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES CHESTNUT, et ux, JOSEPHINE CHESTNUT

their *(successors), heirs and assigns,*

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE PLAN OF JOYWOOD, AS OF RECORD IN BOOK 974, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 45 FRONTS 50 FEET ON THE WESTERLY SIDE OF JOY CIRCLE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO CLARENCE SUMMEY FROM HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF RECORD IN BOOK 9123 PAGE 537 OF THE REGISTER"S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,000

Subscribed and sworn to before me, this the 4th day of March 19 94

Charles Chestnut
Affiant

My commission expires: January 26, 1996 (Affix Seal)

Barbara A. Toms
Notary Public

TOMS NOTARY PUBLIC STATE OF TENNESSEE LAKE

This is improved (X) unimproved ( ) property, known as 1839 JOY CIRCLE, NASHVILLE, TN 37207
(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 CLARENCE SUMMEY, JR.

his *(successors),*

heirs and assigns forever. he *covenant that* he *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

He *further covenant and bind* his *heirs and representatives, to warrant and forever defend the title to said real estate to said* CHARLES CHESTNUT, et ux, JOSEPHINE CHESTNUT

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 CHARLES CHESTNUT, et ux, JOSEPHINE CHESTNUT

hereinafter referred to as trustors, hereby transfer and convey unto BARBARA TOMS, ATTORNEY, MADISON, TN. *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 $ 49,000.00 *, 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 Registers 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.

Witness my hand this 4th day of March, 19 94 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Clarence Summey
CLARENCE SUMMEY, JR.

Charles Chestnut
Josephine Chestnut

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 9342 PAGE 674

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* CLARENCE SUMMEY, JR.

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

Witness my hand and official seal at Nashville, Tennessee *this* 4th *day of* March, *19* 94

Barbara D. Toms
Notary Public

Commission expires January 26, 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
CLARENCE SUMMEY, JR.

TO
CHARLES CHESTNUT, et ux,
JOSEPHINE CHESTNUT

THIS INSTRUMENT PREPARED BY:
Barbara D. Toms
Attorney at Law
510 Heritage Drive, #90
Madison, TN 37115
615/868-8252

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

ATTACHMENT A

$48,000

March 4, 1994
Nashville, Tennessee

PROMISSORY NOTE

BOOK 9342 PAGE 675

For value received, we, **CHARLES CHESTNUT, et ux, JOSEPHINE CHESTNUT,** jointly and severally, promise to pay to the order of **CLARENCE SUMMEY, JR.** of Nashville, Davidson County, Tennessee, in installments as hereinafter set forth, the sum of **Forty-eight Thousand ($48,000) Dollars,** with interest on unpaid principal at the rate of thirteen percent (13%) per annum from the date hereof, payable with each installment of principal. The total amount shall be payable in equal successive monthly installments of **Five Hundred Thirty and 98/100 ($530.98)**, except the final payment shall be made in the amount of Five Hundred Eleven and 77/100 ($511.77), commencing on **April 1, 1994,** and continuing until March 1, 2024, at which time any unpaid balance of principal hereof and all interest accrued hereon shall be due and payable. **All payments shall be due on or before the 1st day of each month.** Any payment not received on or before the **10th day** of each month shall constitute a default in this agreement and a late fee shall be assessed in an amount equal to ten percent **(10%)** of the monthly installment payment **($53.10).** If said default is not cured on or before due date of the next succeeding installment, holder may, at its option and without notice or demand, seek recovery of the entire remaining unpaid principal and accrued interest, attorney's fees and costs of collection. Failure to exercise this option shall not constitute a waiver of holder's right to exercise said option if a subsequent default in payment occurs. Payments shall be made to: Clarence Summey, P.O. Box 78635, Nashville, Tennessee 37207-8635.

MAKERS:

Charles Chestnut
CHARLES CHESTNUT

Josephine Chestnut
JOSEPHINE CHESTNUT

This Instrument Prepared By:

BARBARA D. TOMS
Attorney at Law
510 Heritage Drive, #90
Madison, Tennessee 37115

PICK-UP

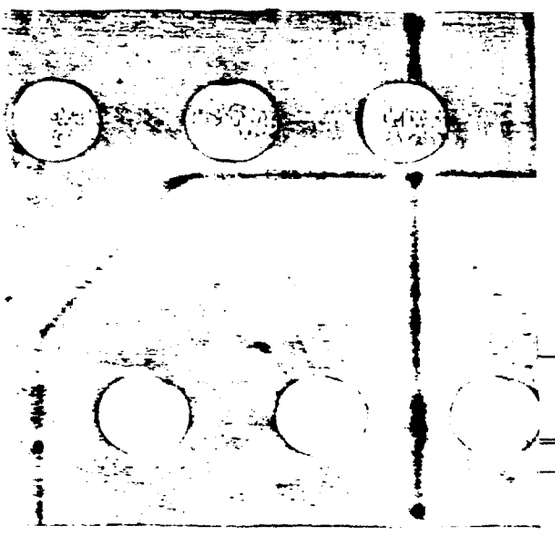
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

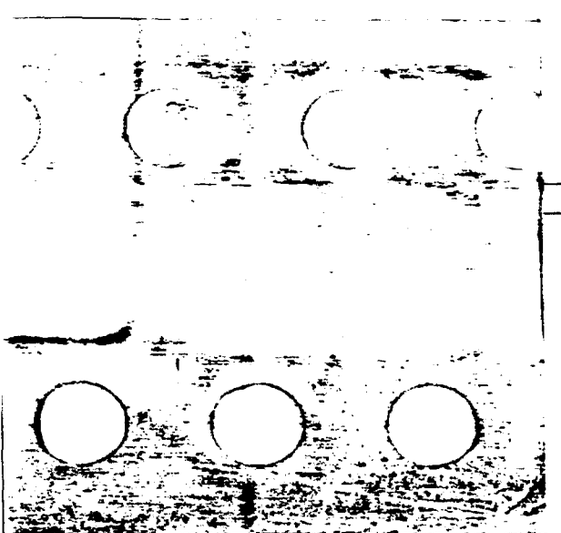
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49304

IDENTIFICATION REFERENCE

5224 05/12 0101 03CHECK 247.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9342 PAGE 676

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	49000.00
MAMT	48000.00
CON TX	181.30
MOR TX	52.90
PRFEE	1.00
WDEED	12.00
TOTAL	247.20
CHECK	247.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5001 5224

49304
IDENTIF. & REFERENCE

94 MAY 12 AM 9:3[illegible]
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 790264