Installment Deed BOOK 9832 PG 265

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Norma J. Bogle (NAME)	(NAME)	
1119 Fatherland St. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	83-13-44
Nashville, Tenn., 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty-nine thousand five hundred------ Dollars, of which $5,000.00 Five thousand Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder $54,500.00 Fifty-four thousand five hundred---------- Dollars, he executed

Consideration: Buyer agrees to purchase said real estate and to pay therefor the sum Fifty nine thousand five hundred ----------Dollars upon the following term; $5,000.00 cash, balance $54,500.00paid monthly @ 8½% at approx. $520.20 permonth. There will be a late payment of $5.00 per day starting 5 days after payment due.

If Buyer resells property seller will have to approve and can negotiate the interest rate to current rate.

and providing for payment of attorney's fees and recovery the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed. I, Joseph H. Rutherford (We) Joseph H. Rutherford and wife Mary Call Rutherford have this day bargained and sold, and do hereby transfer and convey unto the said Norma J. Bogle (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the plan of East Nashville, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph H. Rutherford and wife, Mary Call Rutherford, by deed from James Gary Eddington, a single person, of record in Book 9407, page 245, Register's Office for Davidson County, Tennessee.

It is understood that purchase of this property is made in it's present condition.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 54,500.00.

08/08/1995 03:31 [illegible] 297.53

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 10th day of August 1995

Norma J. Bogle
Affiant

My commission expires My Commission Expires JULY 27, 1996 (Affix Seal)

Notary Public

unimproved ( ) This is improved ( ) property, known as (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

Prepared by: Melinda R. Fleming

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 8 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 hand this 17 day of Oct, 19 95 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Norma J. Bogle — Joseph H. Rutherford

Trustee: Melinda P. Glenn — Mary Call Rutherford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 9832 PG 266

Personally appeared before me, Ann Kendall, a Notary Public in and for said County and State, Norma J Bogle Joseph H. Rutherford Mary CALL Rutherford

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 17th day of Oct, 19 95

My Commission Expires JULY 27, 1996

Ann Kendall Notary Public

My Commission Expires

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 .....

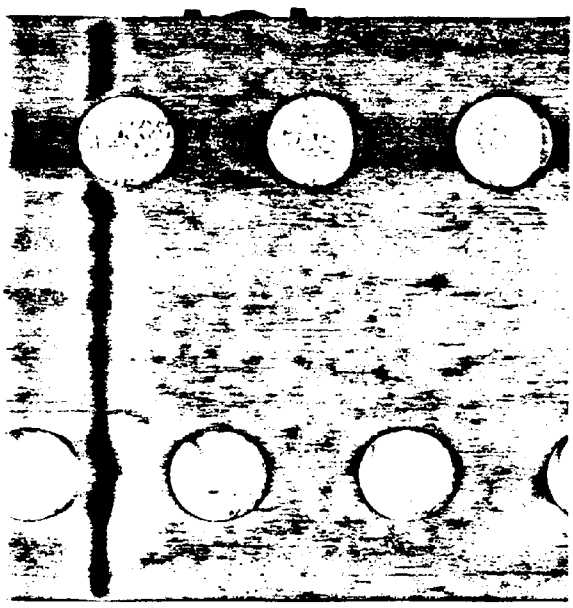
Witness my hand and seal, at office in ....., this ....day of....., 19.....

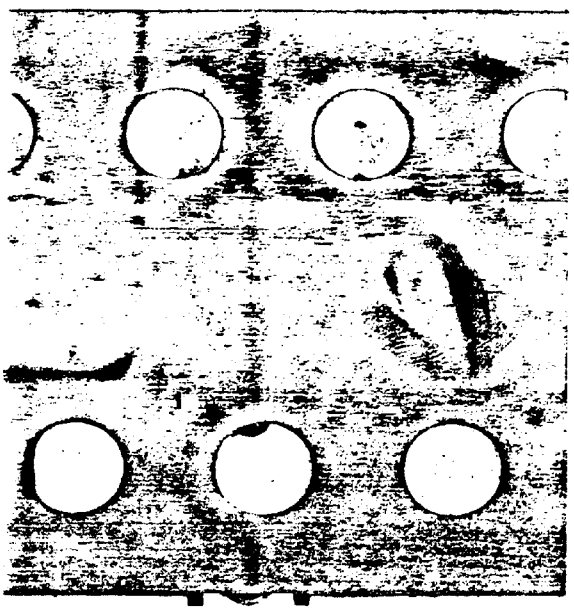
..... Notary Public

Commission expires .....

FELIX W. WILSON, REGISTER
DAVIDSON COUNTY, TN.
95 OCT 19 PM 12:40

IDENTIFICATION REFERENCE
011378H





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9832 PG 267

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

DAMT 59500.00
MAMT 54500.00
CON TX 220.15
MOR TX 60.38
PRFEE 1.00
WDEED 8.00
TOTAL 289.53
CHECK 289.53

10/19/95 01 10:44 0001 9483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01113784
IDENTIF. & REFERENCE

95 OCT 19 AM 10:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 967196