This instrument prepared by: JACKSON, TANNER & REYNOLDS, Attys.
Mail Instalment Deed Suite 100, 216-3rd Ave. No.
Nashville TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 5252 PAGE 937	MAP-PARCEL NUMBERS
ALBERTA WHITE	Same	15W-01855-93-15-336
(NAME:)	(NAME:)	15W-01860-93-15-335
1056-Second Avenue South		15W-02465-105-3-95
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

SEVEN THOUSAND THREE HUNDRED FIFTY TWO and 41/100 -($7,352.41)-- *Dollars,*

of which NONE ----------

---------- (0) ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder

SEVEN THOUSAND THREE HUNDRED FIFTY TWO and 41/100 -($7,352.41)= *Dollars,*

Alberta White, an unmarried person, *has executed*

her promissory note of even date herewith in the principal amount of $7,352.41, payable to Hattie White, as follows: On the 5th day of March 19 78, the sum of $75.00, and thereafter a like sum of $75.00 on the 5th day of each and every succeeding month until said indebtedness is paid in full. This note shall bear interest at the rate of nine(9%) percent 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,

I, Hattie White, an unmarried person,

have this day bargained and sold, and do hereby transfer and convey unto the said

Alberta White, an unmarried person,

her *(successors), heirs and assigns,*

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

TRACT NO. 1: A lot or parcel of land in the City of Nashville, on the easterly side of Second Avenue South, described as follows:

BEGINNING on the easterly margin of Second Avenue, South, 12 feet southerly from the southeast corner of Lot No. 12 of the University Plan of Lots; running thence easterly and parallel with the south line of said Lot No. 12, 190 feet, more or less, to an alley; thence southerly with the westerly margin of said alley 38 feet; thence westerly and parallel to the line of said Lot No. 12, 190 feet, more or less, to the easterly margin of Second Avenue, South; thence northerly with the easterly margin of said Avenue, 38 feet to the beginning.

TRACT NO. 2: Being the southerly 30 feet of Lot No. 24 on the Plan of Paul's Elysian Grove Lots, as of record in Book 1, page 134, Chancery Court at Nashville.

Said part of Lot No. 24 fronts 30 feet on the westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines, 135 feet, more or less, to an alley.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 7352.41

Subscribed and sworn to before me, this the 14th day of February 19 78

My commission expires: 24 August 1980 (Affix Seal)

/s/ Hattie White

/s/ John A. Reynolds
Notary Public

REYN... NOTARY PUBLIC ...

TRACT NO. 3: Land in South Nashville, Davidson County, Tennessee, being described as follows:

BEGINNING at a point on the east margin of Second Avenue, South, formerly Market Street, at the southwest corner of the property conveyed to Frederick B. Fisher by deed of record in Book 17, page 123, Register's Office for said County; thence southerly along the east margin of said Avenue, 40 feet to a point; thence easterly at right angles, half way to First Avenue South, supposedly 198 feet, more or less; thence northerly parallel to the east margin of Second Avenue, South, 40 feet to the southeast corner of said Fisher lot; thence with the line of said lot westerly 198 feet, more or less, to the beginning.

Being a part of the same property conveyed to Hattie White, an unmarried person, by deed from Alberta White, an unmarried person, of record in Book 5218, page 7, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1056 Second Avenue South, 1058, 1 69 and 1071 Second Avenue, South, 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 Alberta White, an unmarried person, her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Alberta White, an unmarried person, her *(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 Alberta White *hereinafter referred to as trustors, hereby transfer and convey unto* John R. Reynolds, *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 trust 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 20th *day of* December, *19* 77.

/s/ Hattie White

/s/ Alberta White

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ann Williams *a Notary Public in and for said County and State,* Hattie White

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

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* December, *19* 77.

Ann Williams *Notary Public*

Commission expires July 22, 1981

ANN WILLIAMS NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5252 PAGE 940

Personally appeared before me, John R. Reynolds, *a Notary Public in and for said County and State,* Alberta White, *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 14th *day of* February, *19* 78

John R. Reynolds
Notary Public

JOHN R. REYNOLDS NOTARY PUBLIC LARGE STATE OF TENNESSEE

Commission expires 26 August 1980

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

HATTIE WHITE, unmarried

TO

ALBERTA WHITE, unmarried

E 50640

IDENTIF. REFERENCE

FEB 15 9 32 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FEB 15 78	CONV	*7,352.41				
FEB 15 78	MORT'G	*7,352.41				
FEB 15 78	S'TAX		B*	19.24		
FEB 15 78	S'TAX		B*	5.40		
FEB 15 78	PR'FEE		B*	.50		
FEB 15 78	W'DEED		B*	8.00	*	33.14