ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William Henry Perkins (NAME)	Owner (NAME)	105-7
416-418 Humphreys (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	15W-9615

INSTALLMENT DEED

BOOK 5480 PAGE 846

FOR AND IN CONSIDERATION OF the sum of $8,026.39
Eight Thousand Twenty-Six & 39/100 ---------- DOLLARS
of which $ 1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees, William Henry Perkins, has executed his Promissory Note in the amount of Seven Thousand Twenty-Six & 39/100 Dollars ($7,026.39), payable in one hundred nineteen monthly installments of Ninety-Two & 85/100 Dollars ($92.85) and the final, or one hundred twentieth (120th) monthly installment being due in the amount of No Dollars & 91/100 ($0.91). The first monthly installment due on the 5th day of September, 1979 and the final monthly installment being due on the 5th day of September, 1989. Said monthly installments include interest at the rate of ten percent (10%) per annum; each installment to be applied first to interest and balance to principal until the entire balance of both principal and interest shall have been paid in full, all in accordance with the terms and conditions of the note herein secured.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

Thomas W. Hales, Jr. and Ann Hales Eubanks

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

William Henry Perkins, unmarried

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No.71 and the easterly 9 feet of Lot No.72 on the Plan of Hemphreys, Houston and Martin's Addition to South Nashville as of record in Book 30, page 117, Register's Office for said County, and Plan Book 1, page 35, Chancery Court at Nashville.

SAID Lot No.71 and the easterly part of Lot No.72 front together 59 feet on the northerly side of Humphreys Street and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to T.W.Hales, by deed from C.C.Talley and wife, Bessie D. Talley, of record in Book 2536, page 219, Register's Office for Davidson County, Tenne-see; the said T.W.Hales having since died, and said property now being vested in Thomas W. Hales, Jr., and Ann Hales Eubanks as devisees under the will of T.W.Hales, deceased, of record in Will Book 78, page 304, Register's Office for Davidson County, Tennessee.

This is improved (X)
unimproved ( ) property known as 416-418 Humphreys, Nashville, Tennessee
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We convenant 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 the said real estate to said grantees, their 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto Frank Teasley Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby 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 at least the sum of $value until the notes herein secured are 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 and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, 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 notes, or any of said notes then past due and unpaid, all remaining unpaid notes 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 conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree 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 advise 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 notes 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 the grantees herein, their heirs, 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 said 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.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 10th day of August 1979

x Thomas W Hales Jr
Thomas W. Hales, Jr., Grantor

William Henry Perkins
William Henry Perkins, Grantee

x Ann Hales Eubanks
Ann Hales Eubanks, Grantor, by
Thomas W. Hales, Jr., Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 8,000.00

x William Henry Perkins
Affiant

Subscribed and sworn to before me, this the 10th day of August 1979

My commission expires 8-26-80
(Affix Seal)

Rebecca C Dyer
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas W. Hales, Jr. and William Henry Perkins the bargainors, 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 this 10th day of August 1979

Commission Expires 8-26-80

Rebecca C Dyer
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 1979, before me, the undersigned Notary Public in and for said County and State, personally appeared Thomas W. Hales, Jr. to me known to be the person who executed the foregoing instrument in behalf of Ann Hales Eubanks and acknowledged that he executed the same as the free act and deed of said Ann Hales Eubanks.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 1979.

Rebecca C Dyer
Notary Public

Commission expires 8-26-80

INSTALLMENT DEED

FROM
Thomas W. Hales, Jr. and
Ann Hales Eubanks

TO
William Henry Perkins, unmarried

F. 45734

IDENTIF. REFERENCE

AUG 13 10 57 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
INDEPENDENT TITLE COMPANY
One Commerce Place-1704
Nashville, Tennessee 37239

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5480 PAGE 848

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			800[illegible].00- CO	
			7026.39- MO	
			20.80 CO TX	
			5.00 MO TX	
			.50 PRFE	
			6.00 MDEED	
			CHECK 32.30-	
348CA08/13/79			BAL .0-	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 45734

IDENTIF. REFERENCE

Aug 13 10 57 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 704016