This Instrument Prepared By
Installment Deed
R. Marshall, Attorney
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie H. Johnson, Sr. (NAME)	Same (NAME)	Map 49
[illegible] (STREET ADDRESS OR ROUTE NUMBER)	[illegible] (STREET ADDRESS)	Parcel No. 273
[illegible] (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of Six Thousand ($6,000.00) - *Dollars,*

of which One Thousand ($1,000.00) - *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Five Thousand ($5,000.00) - *Dollars,*

Ronnie H. Johnson, Sr. and wife, Julia H. Johnson,

have executed their one joint promissory note, of even date herewith, bearing six (6%) percent interest per annum, from date, payable to the order of Louise J. Resha, said note being payable in Sixty (60) equal monthly installments of ninety six and 67/100 (96.67) dollars, each, the first of said installments being due and payable on the 22nd day of April, 1977, and a like installment being due and payable on the 22nd day of each month thereafter until said note, principal and interest, is fully paid,

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, Louise J. Resha,

have this day bargained and sold, and do hereby transfer and convey unto the said Ronnie H. Johnson, Sr. and wife, Julia H. Johnson, their

(successors), heirs and assigns,

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

BEING the Reserved Parcel of Roy's Heights Subdivision, the Plat of which is of record in Book 3842, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

ACCORDING to said Plat said Reserved Parcel fronts 254.07 feet, more or less, along the Easterly Boundary or margin of the Clarksville Highway which is State Route 112, which is also U.S. 41-A, the beginning Northerly point of said lot being the Northerly boundary line of said Reserved Parcel and said Roy's Heights Subdivision; thence along the Northerly margin or Boundary of said Reserved Parcel 182.1 feet to a monument in said line, said point being in the North Easterly boundary or margin line of said Reserved Parcel; thence Southerly along the Easterly boundary line of said lot 202.38 feet to a point, said point being in the Northerly Boundary line of Lot 7 on said subdivision Plat and marked with painted X on a Stone; thence Westerly along the Boundary line between said Reserved Parcel and Lot No. 7 of said subdivision along a straight line, being the Northerly margin of Lot No. 7, 110.0 feet to the Easterly boundary line of said Clarksville Highway which is the line on said Plat designated as a 15ft. Street Dedication; thence 15 feet to the Easterly margin of said Clarksville Highway, said point being the dividing line between Lot No. 7 and said Reserved Parcel; thence in a Northerly direction along the margin of said Clarksville Highway 254.07 feet, more or less, to a point where said 15ft. Designated Street Dedication ends; thence to the point of beginning

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Subscribed and sworn to before me, this the 23rd day of October 1977

My commission expires: ______ (Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $6,000

[signature] Affiant

[signature] Notary Public

in said Northerly line of said Reserved Parcel, the point of Beginning.

BEING part of the same property conveyed to Tom Resha, and wife Louise Jones Resha, by deed from Barbara Resha, a widow of record in Book 3166, page 507, said Register's Office, the said Tom Resha having died on October 31, 1964.

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This coveyance is subject to the following:

1. Restrictive covenants contained in an instrument dated September 28, 1972, recorded in the Register's Office for Davidson County, Tennessee on September 28, 1972, where same appears of record in Book 4641, page 668, of said Office.
2. A restriction shown on said recorded Plat pertaining to the uses permitte on said Reserved Parcel.
3. A 15-ft. Street Dedication along the Westerly line of said lot, lying between said line as shown on said Plat and the Easterly boundary or margin of Clarksville Highway.
4. A 10-ft public utility and drainage easement along the Northerly boundary line of said reserved parcel and along the Northerly and Easterly boundary lines of said Reserved Parcel.
5. Applicable Metropolitan Zoning ordinances or regulations.

unimproved (X) This is improved ( ) property, known as Clarksville Highway, Nashville, Tn. 37218
(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 Ronnie H. Johnson, Sr., and wife, Julia H. Johnson, their *(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.* Except by 1977 taxes, which are pro-rated between the parties and assumed by Grantees; and by the above restrictions, easements and provisions heretofore mentioned shown on said subdivision Plat, and recorded documents.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronnie H. Johnson, Sr. and wife, Julia H. Johnson, 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 Ronnie H. Johnson, Sr., and wife, Julia H. Johnson, *hereinafter referred to as trustors, hereby transfer and convey unto* Roy T. Resha, *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 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 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 22 *day of* March, *19*77

Louise J. Resha

Ronnie H. Johnson

Julia H. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Martha Montgomery, *a Notary Public in and for said County and State,* Louise J. Resha and Ronnie H. Johnson, Sr. and ~~wife, Julia H. Johnson,~~

*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* 5th *day of* April, *19*77

Martha Montgomery *Notary Public*

Commission expires 12-5-79

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STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, Juanita Carter, *a Notary Public in and for said County and State,* Julia H. Johnson,

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 office at Birmingham,
this 31st *day of* March, *19* 77

Juanita Carter *Notary Public*

Commission expires MY COMMISSION EXPIRES MAY 16, 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 .....

F. 58881

RUSH

IDENTIF. REFERENCE

OCT 22 11 59 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM Louise J. Resha

TO Ronnie H. Johnson, Sr.

et ux

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			6000.00- CO	
			5000.00- MO	
			15.60 CO TX	
			3.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	31.10-
0152A10/22/79 BAL				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 588861

T
IDENTIF. REFERENCE

OCT 22 11 59 AM '79

FEL A. [illegible]
DAVIDSON COUNTY

No. 720206