ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Arthur H. Moreland (NAME)	Owner (NAME)	12DA-45402
300 Forrester Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

4482 02/28 49.50- CHECK

INSTALLMENT DEED BOOK 5570 PAGE 71

FOR AND IN CONSIDERATION OF the sum of $12,000.00
Twelve Thousand & No/100 ---------- DOLLARS
of which $1,200.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees Arthur H. Moreland has executed his Promissory Note of even date herewith in the amount of Ten Thousand Eight Hundred & No/100 Dollars ($10,800.00) to be paid as follows: On the 1st day of April,1980 the sum of One Hundred Nineteen & 38/100 Dollars ($119.38) and thereafter a like sum on the same day of each succeeding month for a total of One Hundred Seventy-Nine (179) monthly installments with a final, or One Hundred Eightieth (180th) monthly installment being due in the amount of One Hundred Twenty & 73/100 Dollars ($120.73). Said monthly installments include both principal and interest at the rate of ten and one-half percent (10-1/2%) per annum; payment to be applied first to interest and balance to principal until the entire amount, both principal and interest shall have been paid in full. Final payment due on the 1st day of March, 1995.

(and wife, Burma F. Moreland)

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.

MARY CLARE JOY, a widow

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

Arthur H. Moreland and wife, Burma F. Moreland

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

Prepared by: Independent Title Co
One Commerce Pl

SEE EXHIBIT "A" ATTACHED

This is improved (X) unimproved ( ) property known as 1516 Jones Avenue, Nashville, Tennessee 37207 (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 covenant 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 Patricia K. Ganier 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:

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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 22nd day of February 19 80

x Mary Clare Joy
Mary Clare Joy, Grantor by
Thomas Vance Little, Attorney-in-Fact

x Arthur H. Moreland
Arthur H. Moreland, Grantee

x Burma F. Moreland
Burma F. Moreland, Grantee by
Arthur H. Moreland, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 12,000.00

x Affiant

Subscribed and sworn to before me, this the 22nd day of February, 19 80.

My commission expires 8-26-80 (Affix Seal)
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 Arthur H. Moreland the 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 this 22nd day of February, 1980

Commission Expires 8-26-80
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 1980, before me the undersigned a Notary Public in and for said County and State, personally appeared Thomas Vance Little to me known to be the person who executed the foregoing instrument in behalf of Mary Clare Joy and acknowledged that he executed the same as the free act and deed of said Mary Clare Joy.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 1980.

Notary Public

Commission expires 8-26-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 19 80 before me the undersigned a Notary Public in and for said County and State, personally appeared Arthur H. Moreland to me known to be the person who executed the foregoing instrument in behalf of Burma F. Moreland and acknowledged that he executed the same as the free act and deed of said Burma F. Moreland.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 19 80

Notary Public

Commission expires 8-26-80

EXHIBIT "A"

BEING Lot No.4 on the Plan of Joywood Estates, of record in Book 5200, page 168, Register's Office for said County.

SAID Lot No.4 fronts 85.8 feet on the westerly margin of Jones Avenue and runs back 149.4 feet on the northerly margin and 149.51 feet on the southerly margin to a line in the rear which measures 90.99 feet thereon.

BEING part of the same property conveyed to Mary Clare Joy by deed from Joy Floral Company, a Tennessee corporation of record in Book 5458, page 370, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including: The Plan of record in Plat Book 5200, page 168, said Register's Office shows an owner's certificate, a 20-foot minimum setback line from Jones Avenue, and a 5-foot roadway dedication along Jones Avenue, and 2 2.5 x 20-foot utility anchor easements located on the southeast front corner of said lot. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, contained in an instrument of record in Book 4130, page 29, Register's Office for Davidson County, Tennessee.

F 77894

IDENTIF. REFERENCE

FEB 26 9 55 AM '80

FILED AND STAMPED BY REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5570 PAGE 74

RECEIVED OF _____

FOR _____

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

12000.00- CO
10800.00- MO
31.20 CO TX
6.80 MO TX
.50 PRFEE
9.00 WDEED
CHECK 49.50-
4482A02/26/80 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 77894

IDENTIFICATION REFERENCE

FEB 26 9 55 AM '80

FILED FOR RECORD IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TENN.

No. 743730