This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD- 4

FROM

Alfred L. Williams et ux, Coleen B. Williams

TO

David Damon Bowker

For draftsman's use

Prepared by mail
G. Howard Doty
308 Stahlman Bldg
Nashville Tenn 37201

BOOK 5807 PAGE 499

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Damon Bowker (NAME)	S A M E (NAME)	114
7536 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 103 Jr
Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

Oct 16 9 54 AM '81

FELIX A. ROSSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

6641135

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 40,000.00 x David Damon Bowker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October 19 81

Notary Public

MY COMMISSION EXPIRES: 10-1-82

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Forty Thousand (40,000.00) DOLLARS

of which $ 16,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

(SEE ATTACHED)

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,

We, Alfred L. Williams and wife, Coleen B. Williams

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

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

A small tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a copy of the survey thereof, made by John T. Conner, Surveyor, on June 24, 1958 as follows.

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BEGINNING at an iron pin in the east of the margin of Sawyer-Brown Road, being 107 feet more or less south of the line of the lands of J. D. Hendricks; said point being 15 feet east of the east margin of the Macadam paving on said Sawyer-Brown Road; being the common corner of Tracts nos. 1 and 2 of the divisionsof the Ernest M. Hill's land; thence with the margin of said Sawyer-Brown Road, south 15 degrees 45' West 200 feet more or less to an iron pin a corner of the Tracts nos. 2 and 3. of said division being approximately 192.1 feet north of an iron pin, in the north line of the C. V. Hutchinson Property; thence with the line between Tracts nos. 2 and 3 of said Hill's division, south 86 degrees 50' E 581 feet to an iron pin in the west line of the John O'Brien's Property; thence with his west line, north 198.2 feet to an iron pin, a corner tract 1 and 2 of said Hill's division; thence with the line between said Tracts nos. 1 and 2, north 87 degrees 20' west 526.7 feet more on less to the point of beginning, containing 2.57 acres more or less.

There is included in this description but excluded therefrom that portion of the premises taken by udgement of the 2nd circuit court under rule no 62364 as set out in minute book 105-C, page 853, Office for Circuit Court Clerk for Davidson County, Tennessee.

TRACT 2 Being the northwesterly part of a tract of land conveyed to the within named grantors, J. V. O'brien and wife, Irene L. O'Brien, by deed Annie Elizabeth Hutchinson, et el as of record in Book 2093, page 582, Registar's Office for said County and being that part of the land lying on the northwesterly side of the right-of-way of the Super-Highway under construction, the within described parcel of land being a part of that land described in said deed of record book 2093, page 582, and more particularly described as follows:BEGINNING at the northwesterly corner of the original tract as described by the deed of record in Book582, said Registars office, running thence in a southerly direction along the westerly line of the L. A. Gray Property; thence northerly along Gray's wester;y line 242 feet more or less to the beginning.

being a part of the same property conveyed to Alfred L. Williams and wife, Coleen B. Williams by two deeds, one of record in Book 2794, page 170, the other of record in Book 328,page 175, the Register's Office for Davidson County, Tennessee.

This is improved property known as 7536 Sawyer Brown Road, Nashville, Tennessee 37221

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_____ 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 $_____ 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 1 day of Oct 19 81.

David Damon Baker

Coleen B. Williams

Alfred L. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, G. Howard Doty, a Notary Public in and for said County and State, the within named David Damon Baker, Coleen B. Williams and Alfred L. Williams, 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, Tennessee, this 1st day of Oct, 19 81.

G. Howard Doty, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 10-17-82

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 _____.

ATTACHMENT

AND FOR THE REMAINING twenty four thousand ($24,000.00) which figure includes the remaining unpaid balances secured by a first Deed of Trust of record in Book 5305, page 611, Register's Office of Davidson County, Tennessee, and a second Deed of Trust of record of Book 5353, page 807, said Register; Office. The said David Damon Bowker has executed his note in the original principal sum of Twenty four thousand dollars ($24,000.00) bearing interest at 18% on the first $9,000.00 and interest of 10% on the remaining $15,000.00 both at the rate of pay of $350.00 per month until paid in full in consecutive monthly installments to the order of Alfred L. And Coleen B. Williams commencing November 1, 1981 and therefore after until paid. From the monthly payments in their hands, the Grantors covenant with the Grantee that they will met the payments, terms, and conditions described in the first and second mortage heretofore mentioned when due until both principal and interest of said first and second mortage are paid in full and further agrees to seek and secure a full release of same. The grantors herein agree that in the event that first and second mortage should become delinquent and then the grantees shall have the right which is specifically reserved to them to apply such payments to any previous mortage so as to prevent any default in which event the residue from said monthly payments shall be credited to the note payable to the orfer of the Grantor, said payments first being applied to interest balance, to principal. The 1979, 1980 taxes are the responsibility of the Grantors and the taxes for 1981 are to be pro-rated and paid by the Grantee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5807 PAGE 503

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
			40[illegible].00- CO	
			240[illegible].00- MO	
			104.00 CO TX	
			2[illegible].00 MO TX	
			.50 PRFEE	
			16.00 *DEED*	
			CHECK 138.50-	
			320BA10/16/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 4 1 1 3 5

IDENTIF. REFERENCE

Oct 16 9 54 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 848503