Freddie E. Boner
218 Edward VII Avenue
Madison, TN. 37115

Map No. 43-16
Parcel No. 74

This instrument prepared by Kingsway Greens of America, Inc., 4340 N. WATKINS MEMPHIS, TENNESSEE 38127

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of Fourteen Thousand Eight Hundred Eighty-one and Twenty-eight/100 - Dollars ($ 14,881.28), of which Four Hundred Ninety Five and No/100 - - - - - - - - - - - - - Dollars ($ 495.00), has been paid in cash by the hereinafter named Grantees, the receipt of which by the hereinafter named Grantor, is hereby acknowledged and for part of the remainder, the Grantees have assumed and agree to pay the unpaid balance in the amount of Six Thousand Four Hundred Sixty-one and Twenty-eight/100 - Dollars ($ 6,461.28), due on that indebtedness described in and secured by that instrument of record in Book 4406 , page 469 , Register's Office in the County named below; and for the remaining balance of Seven Thousand Nine Hundred Twenty-five and No/100 - Dollars ($ 7,925.00), the said hereinafter named Grantees have executed one promissory note of even date herewith payable to the order of the hereinafter named Grantor in consecutive monthly installments of $ 55.03 each, with the first installment due the 1st day of June 19 81 ; said note bears interest after maturity and provides for payment of attorney's fees, and to secure the payment of said note, principal and interest, attorney fees, and all obligations of Grantees hereinafter provided for, a lien is expressly retained on the land herein conveyed, Kingsway Greens of America, Inc., hereinafter called Grantor, has this day bargained and sold, and does hereby transfer and convey unto Freddie E. Boner, hereinafter called Grantees, their heirs and assigns, certain real estate described as follows:

Lot No. 23 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and 839 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee and all zoning ordinances or laws of any Governmental authority.

Taxes for the current year are assumed by the Grantees.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as hereinabove set out.

Grantor further convenants and binds itself and its successors and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Grantees warrant and covenant that all payments, conditions, and provisions made and provided for in said prior Deed of Trust, and all other liens prior hereto, shall be performed promptly when due; but if Grantees suffer or permit default under said prior Deed of Trust or any prior lien, then the holder of the indebtedness secured hereunder may, at its option, immediately declare the indebtedness secured hereunder due and payable whether due according to its face or not and commence foreclosure proceedings. If default is suffered or permitted under said Deed of Trust or any prior lien by the Grantees, then the holder of the indebtedness secured hereunder may cure such default by making such payments or performing otherwise as the holder of the prior Deed of Trust or other lien may permit, or the holder of the indebtedness secured hereunder may purchase or pay in full such prior Deed of Trust or lien and all sums so expended by the holder hereof shall be secured hereunder or under such prior security lien instrument, deed of trust or mortgage; provided, however, such payment, performance or purchase by the holder hereof shall not be construed, for the purpose of this instrument, as satisfying the default of the Grantees hereunder or under said prior Deed of Trust or lien.

And now for the purpose of rendering court proceedings unnecessary for the enforcement of the lien herein retained by Grantor on the real estate hereinbefore described and to secure the prompt and faithful payment of the above described promissory note and to secure the prompt and faithful payment and performance by Grantees of their obligations as herein provided and further for the consideration of $1.00 to Grantees in hand paid, the receipt of which is hereby acknowledged, the Grantees do hereby transfer and convey unto W. L. Holloway, Trustee, his successors and assigns, the real estate hereinbefore described with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid only.

The Grantees do hereby agree to keep the property described herein and all improvements on said real estate, insured in some reliable fire insurance company or companies for at least a sum equal to the unpaid balance due on the promissory note secured hereby and all prior liens until said note is fully paid, and to have the loss, if any, made payable on the policy or policies to the holder of the note secured hereby and any prior liens, as their interest may appear, said policy or policies of insurance shall be in such form as is acceptable to the holder hereof.

Grantees further agree to keep the improvements on said real estate in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due and before date of delinquency; and in case Grantees fail to do either, then the said Trustee, or the lawful owner and holder of said note may do any or all of these things, and the sum or sums so expended shall be due and payable immediately without notice or demand and shall become a part of the indebtedness secured herein, and shall bear interest from the date of such payment.

Now, if the Grantees shall pay the promissory note above described when due, according to its terms, and pay the taxes, keep up repairs, and keep said buildings insured as aforesaid, then this trust conveyance shall be of no further force or effect. But if Grantees fail to pay any installment, principal or interest, on said promissory note promptly when due, or if Grantees fail to pay taxes, keep up repairs or keep said premises insured as herein provided, or if Grantees fail to reimburse the Trustee or lawful owner and holder of said note for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, then this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said promissory note, the entire unpaid balance, principal and interest, due on said note shall immediately become due and payable, without notice or demand, and the said Trustee, or his successors in trust, is hereby authorized and empowered upon giving twenty (20) days' notice of the time, terms and location of said sale by three (3) publications in any newspaper, daily or weekly, published in the county wherein the real estate is situated, to sell said real estate at the courthouse door 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 successors in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The Grantor and/or holder of the note secured hereunder may bid at any sale under this trust conveyance. Grantees agree, that the Trustee may, at any time after default in the payment of said note, enter and take possession of said real estate and shall only account for the net rents actually received by him. Grantees further agree that, in the event the Trustee fails, before selling said real estate, 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 real estate. 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, including a reasonable Trustee's fee; also reasonable attorney's fees for advice in the premises, and representing the Trustee, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement or protection of said lien; also the expenses of any such litigation.

2nd. To the payment of said promissory note herein secured, and any and all sums expended in the protection of said property, as herein authorized.

3rd. The residue, if any, will be paid to Grantees, their representatives or assigns.

Should the Trustee herein specifically named be unable to execute the foregoing trust because of death, disability, resignation or any other cause, or should the holder of the note herein secured desire that another or different trustee act hereunder, then the holder of said note herein secured is hereby authorized and empowered to name and appoint, by an instrument in writing recorded in the same register's office as this instrument, a successor trustee to execute this trust and the title herein conveyed to the above specifically named trustee shall be vested in said successor.

Grantees agree to pay all cost, including attorney's fee, incurred by the holder of the promissory note secured hereby in recording, protecting, preserving, defending, enforcing or releasing the lien of this instrument.

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.

If less than two join herein as Grantees, then the pronouns and relative words referring to Grantees, shall be read in the singular masculine, feminine or neuter as the case may be.

If more than one joins herein as Grantor or if Grantor be male or female, then the pronouns and related words referring to Grantor shall be read in the plural masculine or feminine as the case may be.

IN WITNESS WHEREOF, the Grantor and Grantees have caused this instrument to be executed on this the 20th day of August, 19 81.

GRANTEES:

Freddie E. Boner

Freddie E. Boner

GRANTOR:

KINGSWAY GREENS OF AMERICA, INC.

By W. L. Holloway, President

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 Freddie E. Boner, 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 Madison, Tennessee, this the 27th day of February, 19 82

Notary Public

My Commission Expires: 2/18/85

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, 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 _____, Tennessee, this the _____ day of _____, 19_____.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
Davidson County
Shelby

BOOK 5863 PAGE 51

Before me, Christopher R. Holloway, a Notary Public within and for the State and County aforesaid, personally appeared W. L. Holloway with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the Kingsway Greens of America, Inc. the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. L. Holloway as such President

Witness my hand and official seal at office at Memphis, Tennessee on this the 20th day of August, 1981

My commission expires 2/18/85

Christopher R. Holloway
Notary Public

Address of Property 118 Edward VII Avenue, Madison, TN. 37115

Mailing Address for Tax Notices 118 Edward VII Avenue, Madison, TN. 37115

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 14,884.28, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kingsway Greens of America, Inc.
By: W. L. Holloway, President
Affiant

Subscribed and sworn to before me this the 9th day of March, 1982

Christopher R. Holloway
Notary Public

NOTARY PUBLIC LARGE WITNESS

MY COMMISSION EXPIRES 2/18/85

INSTALLMENT DEED

FROM KINGSWAY GREENS OF AMERICA, INC.

TO Freddie E. Boner

G 8.3667

IDENTIF. REFERENCE

MAR 18 9 26 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail Kingsway Greens of America, Inc. 4744 Kingsway Drive Memphis, TN 38117

ASSIGNMENT

For value received and with full recourse, the undersigned does hereby sell, assign, transfer and convey all its right, title and interest to the lien described herein to _____

In witness whereof, the said KINGSWAY GREENS OF AMERICA, INC. has caused this instrument to be executed by its duly authorized officer this the _____ day of _____, 19____

KINGSWAY GREENS OF AMERICA, INC.

By _____

03/18 57 1/4 CHECK

7517

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5863 PAGE 52

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
			14861.23-	CO
			7925.00-	MO
			38.74	CO TX
			5.90	MO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	57.14-
7517A	03/18/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G836667

IDENTIF. REFERENCE

MAR 18 9 26 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 871844