OFFICIAL RECEIPT

Prepared by:
Dennis Wright, Attorney
632 Old Hickory Blvd.
Madison, Tennessee 37115

Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gray M. Goad	Collateral Investment Co	52-1
(NAME) 139 Harrington Ave.	(NAME) 2100 First Avenue North	Par 26 Js
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Birmingham, Alabama 35203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-Nine Thousand-Nine Hundred And No/100---------- ($29,900.00)---------- Dollars, of which Three Thousand And No/100---------- ($3,000.00)---------- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Twenty-Six Thousand-Nine Hundred And No/100 ---------- ($26,900.00)---------- Dollars, the grantees, Gray M Goad and wife, Lois Ruth Goad have executed their note, of even date herewith, payable to the order of Cleo W. Anderson in monthly installments of $300.00 each, which includes principal and interest at the rate of 12% per annum,

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, Cleo W. Anderson, hereinafter called the grantor, have this day bargained and sold, and do hereby transfer and convey unto the said Gray M. Goad and wife, Lois Ruth Goad, hereinafter called the grantees (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 41 on the Plan of the Madison Realty Company Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 50 feet on the northerly margin of Harrington Avenue and extends back between parallel lines 190 feet to a dead line in the rear.

Being the same property conveyed to Cleo W. Anderson by deed from Anne T. Burns of record in Book 5855, page 222, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,900.00

Subscribed and sworn to before me, this the 22nd day of March, 19 82

Affiant

My commission expires: October 17, 1982 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 139 Harrington Avenue, Madison, Tennessee 37115 (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 grantees, 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. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, 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 grantees hereinafter referred to as trustors, hereby transfer and convey unto Dennis Wright, 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 insurable value, 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.

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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 Registers 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.

Witness ..... *hand* ..... *this* 22nd *day of* March, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gray M Goad

Lois Ruth Goad

Cleo W. Anderson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Cleo W. Anderson and Gray M. Goad and wife, Lois Ruth Goad

*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 Madison, *Tennessee, this* 22 nd *day of* March, *19* 82.

Notary Public

Commission expires October 17, 1982

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 .....

INSTALLMENT DEED

FROM
Cleo W. Anderson

TO
Gray M. Goad and wife,
Lois Ruth Goad

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

Cleo W. Anderson

To March 22, 1982

Gray M. Goad and wife, Lois Ruth Goad

INSTALLMENT DEED

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Further, covenants, warranties and agreements:

1. Grantee shall pay to the holder of the note herein secured in equal installments on the monthly due date of principal and interest hereunder sufficient funds, as determined and redetermined from time to time by holder, to pay when due the next maturing taxes, and insurance premiums on or relating to the premises which funds shall be kept in a special account without the accrual of interest thereon to grantee. The holder shall pay from such account the taxes, and insurance premiums on or before the several dates thereof, and retain in such account any excess above the amount required annually for such purposes, for future payments or shall refund excess, in whole or in part, to grantee, at holder's option. So long as grantee shall continue payments to holder as hereinabove provided sufficient in amount to pay such obligations as they accrue, grantee shall be excused from making direct payments of taxes, and insurance premiums as specified above in this instrument. If grantee shall fail or neglect to maintain the account at any time in such amount sufficient to provide for the full payment of such obligations as they mature, then at the option of holder, on five (5) days' written notice to grantee, all of the provisions of this installment deed requiring the direct payment thereof shall be reinstated, and grantee required to comply strictly therewith.

2. If grantee, his heirs or assigns, shall sell, convey, transfer, or dispose of or further encumber the real property described herein, or any part of such property, or any interest therein, or agree so to do without the written consent of holder being first obtained, holder shall have the right, at his option, to declare the entire balance of the unpaid principal with unpaid interest due thereon forthwith due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise it in the event of any subsequent default. In the event of default, holder may recover such necessary expenses as may be incurred in collection, including a reasonable attorney's fee.

3. GRANTEE HAS HERETOFORE EXAMINED THE DWELLING LOCATED ON THE DESCRIBED PROPERTY AND THE PROPERTY HEREIN CONVEYED, IS SOLD "AS IS" AND NO WARRANTIES, EXPRESSED OR IMPLIED, ARE GIVEN BY GRANTOR AS TO THE CONDITION OF THE DWELLING AND IMPROVEMENT LOCATED ON THE DESCRIBED PROPERTY.

4. This conveyance is made subject to an indebtedness due to Collateral Investment Company, with a present remaining principal balance of approximately $16,500.00, secured by a deed of trust of record in Book_____, page_____, said Register's Office which grantor warrants and covenants that she will pay according to the terms and conditions thereof. Grantees may assume this obligation at such time as the balance thereof equals the balance owed by the grantees to grantor.

5. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Gray M. Goad
GRAY M. GOAD

Lois Ruth Goad
LOIS RUTH GOAD

RUSH

IDENTIF. REFERENCE

Apr 2 3 27 PM '82

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

68577

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

RECEIVED OF _____ BOOK 5869 PAGE 257

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
			29900.00- CO	
			26900.00- MO	
			77.74 CO TX	
			24.90 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 112.14-	
			0160A04/02/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68571

IDENTIF. T REFERENCE

APR 2 3 27 PM '82

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 874400