This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

1521 06/09 09:50 CHECK

FROM

William A. Mason, unmarried

TO

John Tyler and wife,

Hattie Tyler

For draftsman's use

THIS INSTRUMENT PREPARED BY
FOLEY & WEISS, ATTYS.
SUITE 908 FIDELITY FEDERAL BLDG.
NASHVILLE, TENNESSEE 37219

Book 5895 Page 817

5895 817

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Tyler (NAME)	Owner (NAME)	MAP 92-3
213 New Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 117
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11W-26145

(FOR REGISTER'S USE)

THIS INSTRUMENT PREPARED BY
FOLEY & WEISS, ATTYS.
SUITE 908 FIDELITY FEDERAL BLDG.
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,000.00 John Tyler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 19 82

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of FIFTEEN THOUSAND and 00/100 ($15,000.00) DOLLARS

of which $ 2,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint promissory note of even date herewith in the original principal sum of $13,000.00 and payable in monthly installments of $133.72 each including principal and interest at the rate of 12% per annum beginning July 3, 1982, balance due June 3, 2012. (Reference is made to said note for complete terms and conditions.)

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,

I, William A. Mason, unmarried

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

John Tyler and wife, Hattie Tyler

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

Land in Davidson County, Tennessee, being the north 46.6 feet of Lots Nos. 7,8 and 9 on the Map of the Subdivision of the West Part of Lot No. 2 of the Harding Lytle Tract, as of record in Book 974, Page 52, Register's Office for said County, and being shown as Lot "A" on the unrecorded plan of the Resubdivision of said lots.

Said parts of said lots or said Lot "A" fronts 46.6 feet on the east side of 24th Avenue North, and runs back between parallel lines, along the south margin of Alameda Street, 150 feet to a dead line.

Being the same property conveyed to William A. Mason by deed from Virgie E. Mason of record in Book 5394, Page 388, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for sanitary sewer along the easterly portion of said lot of record in Book 3839, Page 357, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1016 North 24th Avenue, Nashville, TN 37204
(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, and we do hereby covenant with the said grantees 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 unincumbered.

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 same in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, cash in hand paid, we, the said grantees herein do hereby transfer and convey unto J.J. Foley, Jr., Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid. 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 $ 13,000.00 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 which are now due or may hereafter become 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 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 keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. 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; or 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 notes shall become due and payable at once, without notice, and the said Trustee, or his successor in trust, is hereby authorized and empowered to enforce the payment of said notes 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 hereby 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 sums of money 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 grantors 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, have hereunto set our hands this the 3rd day of June 19 82.

William A. Mason

x John Tyler
John Tyler

x Hattie Tyler
Hattie Tyler

FELIX Z. HAISLIP
DAVIDSON COUNTY, TN
REGISTER
JUN 9 9 36 AM '82
IDENTIFICATION
RECEIVED FOR RECORD
6.60
7.98

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 John Tyler and wife, Hattie Tyler

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 3rd day of June, 1982.

Amy L. Foley
Notary Public.

Commission expires 4-17-83

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 William A. Mason

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, Tennessee, this 3rd day of June, 1982.

Donna L. Goad
Notary Public.

Commission expires 4/22/84

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF ~~BOOK 5895 PAGE 819~~

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
			15000.00-	CO
			13000.00-	MO
			39.00	CO TX
			11.00	MO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 56.50-
1531	A	06/09/82		BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9 4 7 9 8

IDENTIF. REFERENCE

JUN 9 9 35 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 885320