This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

PAULINE WILLIAMS,

Executrix

TO

JACK A. JOHNSON-HILL
and wife, LYDIA F. JOHNSON-HILL

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Graham B. Boyce, Attorney.
2300 Hillsboro Road
Nashville, Tennessee 37212

BOOK 5898 PAGE 744

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack A. Johnson-Hill (NAME)	Jack A. Johnson-Hill (NAME)	13D32900
4560 Cato Road (STREET ADDRESS OR ROUTE NUMBER)	4560 Cato Road (STREET ADDRESS)	Map 57
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	Par 45

(FOR REGISTER'S USE)

G 9 5 7 8 7

IDENTIF. REFERENCE

JUN 15 10 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

HSN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 17,500.00 Pauline Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June 1982

Notary Public

MY COMMISSION EXPIRES: July 26, 1985
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ($17,500.00)
Seventeen Thousand Five Hundred and 00/100---------- DOLLARS
of which $ 15,000.00 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 note of even date in the principal sum of $2,500.00 to be repaid in 84 monthly payments of $44.13 each. The first payment being due and payable on the 15th day of July, 1982 and a like amount on the 15th day of each succeeding month until paid in full. Said payments to be applied first to interest of 12% per annum and balance to principal.

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, Pauline Williams, Executrix

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Jack A. Johnson-Hill and wife, Lydia F. Johnson-Hill

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

Land in the 13th Civl Distirct of Davidson County, Tennessee and containing 7.19 acres more or less (complete legal description attached.)

Being part of the same property conveyed to Alvin Pugh and wife, Joanna Pugh by deed from N. S. Henderson and wife, Ivey Henderson, of record in Book 831, Page 362, Register's Office of Davidson County, Tennessee. Said parties having since died and subject property is now vested in Pauline Williams, Executrix, by will of Joanna Pugh of record in Will Book 138, Page 169, County Court Clerk's Office for Davidson County, Tennessee.

2642

This is improved ( ) unimproved ( ) property, known as 4560 Cato Road, Nashville, Tennessee 37218
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

OFFICIAL RECEIPT

BOOK 5898 PAGE 745

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 Turner Snodgrass 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 15 day of June, 19 82

Jack A. Johnson-Hill
JACK A. JOHNSON-HILL

Pauline Williams Executrix
PAULINE WILLIAMS, EXECUTRIX

Lydia F. Johnson-Hill
LYDIA F. JOHNSON-HILL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Pauline Williams, Exectrix and Jack A. Johnson-Hill and wife, Lydia F. Johnson-Hill the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible] Tennessee, this 15 day of June, 1982

[illegible], Notary Public.

Commission expires July 21, 1985

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 _____

DESCRIPTION: BOOK 5898 PAGE 746

Land in 13th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated June 7, 1982 and known as Job No. 82-091 as follows:

Beginning at an iron pin set on the easterly margin of Cato Road, said point of beginning being the westernmost corner of the William S. Henderson land of record in D.B. 4854, page 120, R.O.D.C., Tn., thence leaving Henderson's corner and with the margin of the said Cato Road the following calls: N 36 deg. 29' 45" W 92.51' to an iron pin; thence N 30 deg. 41' 07"W 95.95' to an iron pin; thence N 27 deg. 13' 27" W 101.74' to an iron pin; thence N 21 deg. 05'40"W 95.90' to an iron pin, thence N 22 deg. 48' 34"W 106.58' to an iron pin at the corner of the Cato Cemetery Property; thence leaving the margin of the said Road and with the southerly line of the said cemetery N 53 deg. 28' 00"E 301.59' to an existing iron pin; thence with the line of the Ruby Biggs land of record in Deed Book 4095, page 85, R.O.D.C., Tn.,N 46 deg. 41' 37" E 203.15' to an iron pin; thence with a fence and continuing with Biggs line N 23 deg. 54' 11"E133.70' to an iron pin; thence N 26 deg. 44'48"E 117.20' to an iron pin; thence N 21 deg. 52' 57" E 142.40' to an iron pin; thence N 18 deg. 52' 10"E 94.37' to an iron pin; thence leaving Biggs line and with the line of the L.S. Vaughn land of record in Deed Book 2796, page 173, RODC, Tn., S 01 deg. 30' 25" W 195.61' to an iron pin; thence S 02 deg. 38' 20"W 177.18' to an iron pin; thence leaving Vaughn's line and with the line of the Robert H.Hunt land of record in Deed Book 5025, page 848, R.O.D.C.,Tn., S 04 deg. 13' 18"W 344.80' to a point in a fence line; thence S 02 deg. 49' 50" W 161.36 feet to an iron pin; thence S 01 deg. 46' 08" W 393.95' to an iron pin; thence S 01 deg. 09' 28" W 185.19' to an iron pin; thence S 02 deg. 56' 44"W 133.27' to an iron pin set in an old road bed; thence with the said old road N 39 deg. 25' 23" W 99.26' to an iron pin set on the easterly margin of the said Cato Road; thence with the margin of the said Road N. 27 deg. 50' 43" W 95.52' to an iron pin; thence with the line of the aforesaid Henderson land as follows: N 25 deg. 15' 24" E 78.79' to an existing pipe; thence N 15 deg. 19' 24" E 248.50' to an iron pin; thence N 39 deg. 09' 48" W 280.00' to an iron pin; thence S 18 deg. 16' 53" W 317.90' to the point of beginning, containing 7.19 acres, more or less.

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

RECEIVED OF _____

FOR BOOK 5898 PAGE 747

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			17500.00- CO	
			2500.00- MO	
			45.50 CO TX	
			.50 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	55.50-
			2842A06/16/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 5 7 8 7

IDENTIF. REFERENCE

JUN 16 10 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 886586