OFFICIAL RECEIPT

Installment Deed

BOOK 5916 PAGE 46

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
KENNETH A. SNIDER, et ux	OWNERS	7/0 63
409 Menees Lane		83
Madison, Tennessee 37115		

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand and No/100 -------- ($110,000.00)---------- Dollars,

of which Thirty-five Thousand and No/100 ($35,000.00)---------- Dollars, has been paid in cash,

the receipt of which is hereby acknowledged, and for the remainder Seventy-five Thousand and No/100------- ($75,000.00)---------- Dollars,

KENNETH A. SNIDER and wife, RETTA L. SNIDER have executed

executed their promissory note payable to Ernest N. Taylor and wife, Mary A. Taylor in 35 equal monthly installments of Eight Hundred and No/100 ($800.00) each, beginning September 1, 1982, with a 36th and final payment in the amount of Seventy-one Thousand Twenty-seven and 42/100 ($71,027.42) Dollars being due on August 1, 1985, including interest at the rate of 11% 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.

ERNEST N. TAYLOR and wife, MARY A. TAYLOR

have this day bargained and sold, and do hereby transfer and convey unto the said

KENNETH A. SNIDER and wife, RETTA L. SNIDER, their (successors), heirs and assigns,

certain real estate in DAVIDSON County, Tennessee as follows

A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey by R. E. Murray, Registered Land Surveyor #1393, dated July 19, 1982, as follows:

Beginning at an iron pin in the southerly margin of Menees Lane at the northeast corner of a 0.17 acre tract of land conveyed to H. F. Evans from Ernest N. Taylor as recorded in Book 5916, page 43, Register's Office for Davidson County, Tennessee, and also being South 80° 33' East 18.00 feet from the northeast corner of property belonging to H. F. Evans as recorded in Book 2904, page 227, Register's Office for Davidson County, Tennessee; thence from beginning point and running along said south margin of Menees Lane South 80° 33' East 415.90 feet to an iron pin; thence South 12° 03' West 377.84 feet to an iron pin; thence South 26° 30' West 477.37 feet to an iron pin; thence North 84° 44' West 153.93 feet to an iron pin marking the south corner of Evans 0.17-acre tract; thence along the west line of the 6.00-acre tract North 2° 21' East 851.59 feet to the point of beginning, containing 6.00 acres more or less.

Being part of the same property conveyed to Ernest N. Taylor and wife, Mary A. Taylor by deed from Edward E. Marlin and wife, Florence Claudia Marlin, of record in Book 2861, page 38, 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 $ 110,000.00

Subscribed and sworn to before me this the 26th day of July, 19 82

Affiant

My commission expires

Notary Public

Affix Seal

unimproved ( )
This is improved (X) property known as 409 Menees Lane, Madison, Tennessee 37115

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. 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 convenant and bind ourselves, our 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 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 KENNETH A. SNIDER and wife, RETTA L. SNIDER

hereinafter referred to as trustors, hereby transfer and convey unto DOUGLAS R. BERRY, 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 $ A.C.V., 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. Grantees are required to show proof of annual payment of taxes and insurance.

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.

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 and 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 our hand S this 26th day of July 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.

Ernest N. Taylor
ERNEST N. TAYLOR

Mary A. Taylor
MARY A. TAYLOR

Kenneth A. Snider
KENNETH A. SNIDER

Retta L. Snider
RETTA L. SNIDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest N. Taylor and Mary A. Taylor, 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 Goodlettsville, Tennessee this 26th day of July, 19 82.

James L. Dunn
Notary Public

Commission expires October 17, 1982

STATE OF Mass
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Kenneth A. Snider and Retta L. Snider, the within named 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 Stoneham, Mass, this 23 day of July, 1982.

Arnold L. Sparks
NOTARY PUBLIC

My Commission Expires: My Commission Expires March 31, 1989

H 15 00
IDENTIF. REFERENCE
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN
JUL 27 9 40 PM 1982

INSTALLMENT DEED
FROM
TO

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
Attorney
907 TWO MILE PKY.
GOODLETTSVILLE, TN 37072

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

RECEIVED OF BOOK 5916 PAGE 48

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
			[illegible].00- CO	
			7500[illegible].00- MO	
			266.00 CO TX	
			73.00 MO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	365.50-
0168	AU	7/27/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R.O. 1 5 0 6.

IDENTIF. REFERENCE

JUL 27 3 46 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 893633