ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JOHN G. DOAK, TRUSTEE (NAME)	SAME (NAME)	133-2-254
2740-A Old Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Fd. Bk. #6DA36811
Nashville, Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

BOOK 6147 PAGE 912

FOR AND IN CONSIDERATION OF the sum of SEVENTY-FIVE THOUSAND AND NO/100---------- ($75,000.00)------ DOLLARS

of which $ 20,000.00 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 an installment deed note of even date payable to C. T. Neal and wife, Irene Thomas Neal, in the principal amount of $55,000.00, payable together with interest at the rate of TWELVE (12%) percent per annum.

The indebtedness secured by this installment deed cannot be assumed without the prior written approval of the holder. Nor can any interest of this property be conveyed without the prior written approval of the holder, and his approval will not be unreasonably withheld. Holder specifies that a second mortgage cannot be obtained on the property without his written approval, unless SIXTY (60%) percent of the first mortgage has been satisfied. Privilege is reserved of paying any number of said monthly payments or this note may be paid in full on any paying date without penalty,

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.

C. T. Neal and wife, Irene Thomas Neal

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto John G. Doak, Trustee

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

A tract of land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, described according to the survey made by Z.J. Wilkerson, Surveyor, July 7, 1945, as follows:

BEGINNING at a point on the easterly margin of Nolensville Pike, said beginning point being 254.5 feet south of the southeast corner of Antioch Pike and the Nolensville Pike, running thence with the easterly margin of the Nolensville Pike, southwardly 100 feet to a point; thence eastwardly 125.6 feet to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 30 feet; thence northwardly 58 feet to a point; thence westwardly 61.5 feet to a point in Alexander's southeast corner; thence with his southerly line, westwardly 95 feet, more or less, to the easterly margin of the Nolensville Pike, to the point of beginning.*

BEING a part of the same property conveyed to C.T. Neal and wife, Irene Thomas Neal by deed from Andrew B. Gibson, Trustee, of record in Book 5596, page 582, Register's Office for Davidson County, Tennessee.

This is improved XX, unimproved ( ) property known as 3310 Nolensville Road, Nashville, TN 37211 (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. 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 Andrew B. Gibson, Jr. 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 $ Full Insurable Value 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:

* as described by a survey of James L. Murphy, Jr. & Company November 1972.

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.

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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 29th day of Sept 19 83

C. T. Neal

C. T. NEAL

John G Doak Trustee

JOHN G. DOAK, Trustee

Irene Thomas Neal

IRENE THOMAS NEAL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

C. T. Neal

Affiant

Subscribed and sworn to before me, this the 29 day of September 19 83

Andrew B Gibson

My commission expires 1-22-84 (Affix Seal)

Notary Public

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 C. T. Neal and wife, Irene Thomas Neal and John G. Doak, Trustee the 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 Nashville, Tennessee this 29 day of September, 19 83

Commission Expires 1-22-84

Andrew B Gibson

Notary Public.

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 _____ be 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 _____

FILED FOR RECORD DAVIDSON COUNTY, TN
Sep 30 9 38 AM 1983
TENTIE REFERENCE
H 7 1 1 9 9
9/30
2545052

This instrument was prepared by:

Andrew B. Gibson, Jr., Suite 200, 430 Third Ave., North, Nashville, TN 37201

Name Address

Mail

INSTALLMENT DEED

FROM
C. T. NEAL, etux,
IRENE THOMAS NEAL

TO
JOHN G. DOAK, Trustee

PREPARED BY:
Andrew B. Gibson, Jr.
Suite 200, 430 Third Ave. No.
Nashville, TN 37201

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO. 1005—HESSEY 8-1-75

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

RECEIVED OF _____

FOR _____ BOOK 6147 PAGE 914

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
		75,000.00	CO	
		55,000.00	MO	
			195.00	CO TX
			53.00	MO TX
			.50	PR
			6.00	WD
				254.50 CK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 7 1 9 9

IDENTIF. REFERENCE

SEP 30 9 38 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 982811