INSTALLMENT DEED

For and in Consideration of the sum of Forty-two Thousand and no/100 Dollars,

of which Seven Hundred and no/100 Dollars, BOOK 6202 PAGE 568

has been paid in cash by William Henry May, Jr.

the receipt of which is hereby acknowledged, and for the remainder Forty-one Thousand Three Hundred and no/100 Dollars,

the said William Henry May, Jr. has executed an Installment Deed Note of even date in the amount of Forty-one Thousand Three Hundred and no/100 dollars ($41,300.00) in favor of William Henry May, Sr. and wife, Dorothy B. May, at the rate of Five Hundred and no Dollars ($500.00) on or before the 15th day of each month, beginning on the 15th day of December, 1983 and extending thereafter for a total of 82 months, with a final payment of Three Hundred and no/100 Dollars ($300.00) on the 83rd month, which shall be the 15th of October, 1990,

all of said notes bearing ~~XXXXXXXX~~ no interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, William Henry May, Sr. and wife, Dorothy B. May

have this day bargained and sold, and do hereby transfer and convey unto the said William Henry May, Jr. and his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 116 on the Revised Map of George W. Blair's Subdivision of Belmont Heights as of record in Book 332, Page 117, Register's Office for said county.

Said Lot No. 116 fronts 60 feet on the North side of Ashwood Avenue and runs back between parallel lines 176.5 feet to an alley.

Being the same property conveyed to William Henry May, Jr., William Henry May, Sr. and wife, Dorothy B. May by deed from W. Andrew Dale and wife, Corinne H. Dale, of record in Book 6128, Page 648, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

This is unimproved (X) improved ( ) property, known as 1712 Ashwood Avenue (House Number) (Street) Nashville (P. O. Address: City or Town) 37212 (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantee, his 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 our heirs and representatives, to warrant and forever defend the title to said real estate to said William Henry May, Jr. and his 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 in hand paid, we, the said William Henry May, Sr. and wife, Dorothy B. May do nereby transfer and convey unto David Hooper, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

Grantee, the said William Henry May, Jr. does ~~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 $ 41,300.00 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 interst may appear.

Grantee further agrees 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 grantee 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 grantee, the said William Henry May, Jr. 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 grantee 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; if grantee 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 trust conveyance. Grantee agrees 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 grantee 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 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 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 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 David Hooper, Trustee, shall be vested in said successor.

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 William Henry May, Sr. and wife, Dorothy B. May hereunto set our hands at Paducah Ky, ~~Tennessee~~, this the 26th day of Dec 1983

William Henry May, Sr.

Dorothy B. May

William Henry May, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Henry May, Jr.

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 28th day of December, 1983

Christine Sesler, Notary Public.

Commission Expires 10/19/86

STATE OF Kentucky
McCracken **County.**

Personally appeared before me, Marie J. Wheeler, a Notary Public in and for said County and State, the within named William Henry May, Sr. and wife, Dorothy B. May

or proved to me on satisfactory evidence to be as named, 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 Paducah Kentucky this 26th day of December, 1983

Marie J. Wheeler, Notary Public.

Commission Expires 6-31-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6202 PAGE 571

Before me, ..., a Notary Public of the State and

County aforesaid, personally appeared .....,

with whom I 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 .....

(over for additional acknowledgements)

H 94242

IDENTIF. REFERENCE

DEC 28 2 18 PM '83

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

INSTALLMENT DEED

FROM
William Henry May, Sr. and wife

Dorothy B. May

TO
William Henry May, Jr.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

TOOLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Henry May, Jr. (NAME)	William Henry May, Jr. (NAME)	Map 104-16
1712 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	1712 Ashwood Avenue (STREET ADDRESS)	Parcel 103
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37212 (CITY) (STATE) (ZIP)	24W-8765

12725 151.00

THIS INSTRUMENT WAS PREPARED BY

David Hooper
Barnett & Alagia
P.O. Box 2509
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,000.00

William Henry May, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Dec 1983.

Notary Public

MY COMMISSION EXPIRES: ...

2369

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6202 PAGE 572

RECEIVED OF _____

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
			42000.00- CAMT.	
			41300.00- MAMT.	
			109.20 CSTAX	
			39.30 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	161.00-
2369A	12/28/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 94242

IDENTIF. REFERENCE

Dec 28 2 16 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 2900