NSTRUMENT PREPARED BY:
ia McDade, Esq.;
erican Center, 12th Floor
lle, Tn. 37238

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
RONALD GREGORY, Trustee

TO
ALFRED E. TAYLOR, JR., et al.

For draftsman's use

BOOK 6203 PAGE 107

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. L. Caughron (NAME)	(same) (NAME)	71-16-46
946 Carlin St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 9 4 4 2 4

IDENTIF. REFERENCE

Dec 29 11 31 AM '83

FELIX E. ROBERTSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September, 19 83

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of SIXTY THOUSAND and NO/100ths ($60,000.00) **DOLLARS**

of which $ -0- 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 a note of even date based on a thirty year amortization rate, the first thirty-six (36) payments to bear interest at the rate of 10% per annum, the next thirty-five (35) payments bearing a 12% per annum interest rate and the seventy-second (72nd) payment being the remaining unpaid balance on said loan. This mortgage cannot be assumed by any subsequent purchaser without the prior written consent of the grantor herein. The grantees agree to pay the property taxes on or before December 31st of each year and to provide the grantor herein with a paid receipt for said taxes and further agree to pay the hazard insurance 30 days prior to the renewal date of the term of the policy.

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,

RONALD GREGORY, Trustee of the William C. McCullough Family Trust

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey ~~unto~~ a one-half (½) interest to ALFRED E. TAYLOR, JR. and wife, SUZANNE TAYLOR, as tenants by entireties, and a one-half (½) interest to HOWARD L. CAUGHRON as tenant in common with the said Alfred E. Taylor, Jr. and wife, Suzanne Taylor hereinafter called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 70 feet of the southerly 85 feet of the westerly 150 feet of Lot No. 2 on the Plan of A. B. Spain's Subdivision of the Lischey Garden as of record in Bk. 161, Pg. 116, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Jones Avenue, said point being 15 feet north of the southwest corner of Lot No. 2 of said Plan; thence northerly and with the easterly margin of Jones Avenue 70 feet; thence easterly and parallel with the line between Lots Nos. 1 and 2, 150 feet to a point; thence southerly and parallel with the easterly margin of Jones Avenue, 70 feet to a point; thence westerly and parallel with the line between Lots Nos. 1 and 2, 150 feet to the point of beginning.

Being the same property conveyed to WILLIAM C. McCULLOUGH and wife, ARAMINTA M. McCULLOUGH by deed from Donald L. Richeson of record in Bk. 5366, Pg. 959 said Register's Office, the said William C. McCullough being now deceased, and further being part of the same property conveyed to RONALD GREGORY, Trustee of the William C. McCullough Family Trust by quitclaim deed from Hugh C. Howser, Jr., Executor of Estate of William C. McCullough of record in Bk. 5977, Pg. 87, said Register's Office and being designated in said deed as Tract No. 1.

12/29 220.50- CHECK

The ( ) unimproved ( ) improved XX property, known as 1305 Jones Ave. (House Number) (Street) Nashville, Tn. 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 Joseph L. Lackey, 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 $ 60,000.00 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 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 30th day of September 1983.

Alfred E Taylor Jr
Suzanne N. Taylor
Howard L Caughran
Gramintz McCullough Williams
Talton I Williams

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 Alfred E Taylor Jr, Suzanne H. Taylor and Howard L Caughran, Gramintz McCullough Williams & Talton I Williams & Ronald Bryan 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 30 day of September, 1983

Douglas R Bass, Notary Public

Commission expires 10-19-86

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 .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6203 PAGE 109

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

60000.00- CAMT.
60000.00- MAMT.
156.00 CSTAX
58.00 MSTAX
.50 PRFEE
6.00 WDEED
CHECK 220.50-
259BA12/25/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 4 2 4

IDENTIF. REFERENCE

Dec 29 11 12 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 3122