THIS INSTRUMENT WAS PREPARED BY:
Joseph L. Lackey, Jr. (#3...
12th Fl., First American Center
Nashville, Tn. 37238-0073

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

ARAMINTA McCULLOUGH WILLIAMS

TO

RENEA MONTGOMERY

For draftsman's use

BOOK 6254 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RENEA MONTGOMERY (NAME)	Same (NAME)	43-7-29
318 McArthur Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I I 0 5 5 7

IDENTIF. REFERENCE

MAR 22 11 48 AM '84

FELIX A. DUNCAN REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,500.00 Renea Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 84

Dana Hensley
Notary Public

MY COMMISSION EXPIRES: July 25, 1987

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of TWENTY FOUR THOUSAND FIVE HUNDRED and 00/100ths ---------- ($24,500.00) DOLLARS

of which $ 500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed an installment note of even date in the amount of $24,000.00 payable in monthly installments of $218.02 commencing on April 15, 1984 and the balance to be due and payable in full on March 15, 2024. It is further agreed and understood that the grantee is to complete certain work on the property as required by an existing lettered issued by the Metro Code Administration or this shall constitute a breach of the covenants of this sale and the Trustee shall have the right to institute foreclosure proceedings as provided for herein in case of default. This indebtedness is not assumable by any future purchaser without the prior consent of Araminta McCullough Williams. Grantee agrees to pay the property taxes on or before December 31st of each year and 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,

ARAMINTA McCULLOUGH WILLIAMS

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

RENEA MONTGOMERY

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

Being Lot No. 136 of Tract 13 in the Anderson Estates, not of record, but being more particularly described:

BEGINNING at a point in the westerly margin of McArthur Drive said point being the northeast corner of the herein described tract and said point being 266.2 feet south of a concrete monument which lies in the westerly margin of McArthur Drive and the southwesterly corner of the intersection of McArthur Drive and Anderson Lane. Thence 50 feet south along the west margins of and thus fronting 50 feet on McArthur Drive and said lot extending 150 feet west between parallel lines and ending at a dead line at the rear of said lot measuring 50 feet, all according to a survey by John Kohl dated July 31, 1974.

Being the same property conveyed to William C. McCullough and wife, Araminta McCullough, by deed from Carla A. Hills, Secretary of Housing and Urban Development of record in Book 4983 Page 156, Register's Office for Davidson County, Tennessee. The said William C. McCullough having since died, and further being part of the same property conveyed to Araminta M. McCullough by quitclaim deed from Hugh C. Howser, Jr., Executor of the Estate of William C. McCullough, of record in Book 5977 Pg. 82 of said Register's Office and designated in said Deed as Tract No. 15. Araminta M. McCullough is now Araminta M. Williams.

03/22 92.20- CHECK

This is unimproved ( ) improved (XX) property, known as 318 McArthur Drive Nashville, Tn.
(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 seised 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 $ 24,000.00 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 15th day of March 19 84. Grantees herein do hereby further waive their statutory right of redemption.

RENEA MONTGOMERY

Casaminta McCullough Williams Renea Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jana Heuer, a Notary Public in and for said County and State, the within named Casaminta McCullough Williams, Renea Montgomery, 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 Nashville Tennessee, this 22 day of Mar., 1984

Jana Heuer, Notary Public

Commission expires July 21, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jana Heuer, 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

Jana Heuer, Notary Public.

Commission expires July 21, 1984

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6254 PAGE 768

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

24500.00- CAMT.
24000.00- MAMT.
63.70 CSTAX
25.00 MSTAX
.50 MAREL
6.00 MDEED
CHECK 92.20-
2216A03/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I: 0 5 5 7.

IDENTIF. REFERENCE

MAR 22 11 49 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 22167