Prepared by:
Earl J. Porter, Jr. (Atty)
214 Third Ave. North
Nashville, Tenn. 37201

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD- 4

FROM Billy C. Donnell & wife
Clara W. Donnell

TO William Morgan Long & wife
Thelma Ann Long

For draftsman's use

BOOK 6314 PAGE 822

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Morgan Long, ETUX (NAME)	L. A. Newman & Company Inc., (NAME)	49 106.1
650 West Greens Lane (STREET ADDRESS OR ROUTE NUMBER)	107-Third Avenue North (STREET ADDRESS)	F.Bk.12DZ 83515
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 2886 1

IDENTIF. REFERENCE

JUN 13 11 45 AM '84

FEE $ TAX $ REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 31,000.00 William Morgan Long
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 1984

Robert C Donnell
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Aug. 9, 1987
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of --THIRTY-ONE THOUSAND AND NO/100 ----------DOLLARS
----------($31,000.00)----------

of which $ 3,800.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees ($27,200.00 plus $498.28 Tax, Ins. & Closing Costs). Total note $27,698.28 payable to the order of Billy C. Donnell & wf. Clara W. Donnell, due and payable in two hundred forty (240) monthly installments of THREE HUNDRED FIFTY FOUR AND 55/100 ($354.55) DOLLARS each including interest at the rate of fourteen and one half percent (14½%) per annum from date on so much of the principal amount of $27,698.28 as remains unpaid from time to time with the remainder of each monthly installment applicable to the principal. The first one of said installments falls due July 1, 1984 and the others one on the first day of each and every month respectively thereafter until both principal and interest will have been paid in full. Neither the indebtedness secured by this Installment Deed nor this Installment Deed may be assumed without the written consent of the holder hereof prior to any proposed conveyance.

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,

We, Billy C. Donnell & wife Clara W. Donnell

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto
William Morgan Long & wife Thelma Ann Long

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

A Tract of Land in the 21st Civil District of Davidson County, Tennessee being part of a tract of land surveyed by T. R. Sanford, surveyor dated October 7, 1960 and revised October 12, 1960 for a loan survey and being part of the tract of land conveyed to Billy C. Donnell & wife Clara W. Donnell as recorded by Deed of Correction in Book 3160 Page 246, Register's Office Davidson County Tennessee.

Beginning at a point in the center line of the improved part of West Greens Lane, being the common corner of Donnell and J.C. Murphy property, thence north 17° West 140 feet to a point thence North 86° 40' West 80 feet to a point, thence South 17° East 140 feet to a point in the center of the improved part of West Greens Lane, thence South 86° 40' east 80 feet to the point of beginning.

This conveyance is subject to a deed of trust executed by Billy C. Donnell & wife Clara W. Donnell to Robert C. Donnell Trustee, dated January 4, 1983 and recorded in Book 5999 Page 709 RODC, to secure the payment of a note for $12,600.00. However, the seller is to take monthly payments under this deed and pay monthly on said mortgage until the said debt is paid in full with interest.

This is unimproved ( ) improved (X) property, known as 650 (House Number) West Greens Lane (Street) Nashville, Tenn. 37207 (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 Robert C. Donnell 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 $ 30,000.00 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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 1st day of June, 19 84.

Billy C. Donnell

Clara W. Donnell

William Morgan Long

Thelma Ann Long

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Robert C. Donnell, a Notary Public in and for said County and State, the within named William Morgan Long & wife Thelma Ann Long and Billy C. Donnell & wife Clara W. Donnell the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 1st day of June, 19 84.

ROBERT C. DONNELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert C. Donnell Notary Public

Commission expires My Commission Expires January 19, 1988

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, (or proved to me on the basis of satisfactory evidence), 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_____

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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

31000.00- CONT.
27698.28- NA'T.
60.60 CSTAX
25.70 MSTAX
.50 PRFEE
6.00 WDEED
CHECK 112.30-
472806/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 0 8 6 1

IDENTIF. REFERENCE

JUN 13 11 45 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0044045