INSTALLMENT DEED

For and in Consideration of the sum of Twenty Thousand & 00/100 ($20,000.00) --

Dollars,

of which One Thousand & 00/100 ($1,000.00) Dollars,

has been paid in cash by A.D. SNYDER, JR.

the receipt of which is hereby acknowledged, and for the remainder Nineteen & 00/100 ($19,000.00)

Dollars,

the said A. D. SNYDER, JR. has

executed his promissory note payable to Boyd L. Barnes and wife, Ruth G. Barnes, payable in 180 monthly installments of $204.18 which includes interest at the rate of 10% per annum with the first payment due the first day of February 1985 and a like payment on the same day of each succeeding month thereafter until paid in full, said payments to be applied first to interest and then to principal.

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed, Boyd L. Barnes and wife, Ruth G. Barnes

have this day bargained and sold, and do hereby transfer and convey unto the said A.D. SNYDER, JR.

his heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1, in Cowden Subdivision, Section VI, not of record. Beginning on a stake in the north boundary line of Lenox Avenue and running North 16 deg. 45 minutes West 63 feet to a stake; thence South 60 deg. 28 min. west 53 feet to a stake; thence South 2 deg. 30 min. east 51 feet to a stake in the north boundary line of Lenox Avenue; thence with the north boundary line of Lenox Avenue, north 76°East 62.5 feet to the beginning.
BEING the same property conveyed to Boyd L. Barnes and wife, Ruth G. Barnes, by deed from John K. Horan, et ux, as of record in BOok 4019, page 607, R.O.D.C., Tennessee.

LOT No. 2 on the plat showing subdivision, No. 6 of the Cowden property, not of record, described according to survey made by Norris H. Hickerson, Surveyor, March 11,1950, as follows:
BEGINNING on the Northerly margin of Lenox Street at a point North 76° East 62.5 feet from the Easterly margin of Balmly, or Cowan Avenue, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots North 16° 45' West 63 feet to the southerly line of Lot No. 8 on the plat showing subdvision No. 1 of the John B. Cowden property; thence with the southerly line of lots 8 and 7 Northeasterly 68 feet to the corner of lots 2 and 3; thence with the line between said two lots S 12° 45' E 77.5 feet to the northerly margin of Lenox Street; thence with said street westwardly 53 feet to the beginning.
BEING the same property conveyed to Boyd Barnes and wife, Delia Barnes, by deed from John B. Cowden, Trustee, as of record in Book 2334, page 620, R.O.D.C., Tennessee.

Boyd L. Barnes and Boyd Barnes, being one and the same person. Ruth G. Barnes and Delia Barnes being one and the same person.

This is unimproved (XX) improved ( ) property, known as 330 Balmy Avenue and 6018 Lennox Avenue - Nashville, TN 37209
(House Number) (Street) P. O. Address (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantors heirs and assigns forever covenant that they 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee 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 me in hand paid, I, the said A. D. Snyder, Jr.

do hereby transfer and convey unto R. R. Hedgepath, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said A. D. Snyder, Jr., 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 the 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.

I 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 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 I, the said A. D. Snyder, 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 I 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; 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 trust conveyance. I 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. I 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 A. D. Snyder, Jr. His 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 R. R. Hedgepath, 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 Boyd L. Barnes and wife, Ruth G. Barnes and A. D. Snyder, Jr. hereunto set our hands at NASHVILLE, Tennessee, this the 18th day of JAN. 1985

A. D. Snyder Jr.
Boyd L. Barnes
Ruth G. Barnes

STATE OF TENNESSEE

Davidson **County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Boyd L. Barnes and wife, Ruth G. Barnes and A. D. Snyder, Jr.,

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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of JANUARY, 1985

Harold E Collins, Notary Public

Commission Expires 4-20-86

STATE OF TENNESSEE

_____ **County.**

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____,

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6479 PAGE 875

Before me, _____, a Notary Public in and for 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 himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

1.7.8.6.6.5.

IDENTIF. REFERENCE

JAN 24 9 24 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RUSH

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A.D. Snyder, Jr. (NAME)	Same (NAME)	Map 91-13 Parcel 344 & 345
5512 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

H. E. Collins, Attorney
4800 Charlotte Avenue
Nashville, Tennessee 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 20,000.00

A.D. Snyder, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Jan, 1985.

Notary Public

MY COMMISSION EXPIRES: 4-10-86

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6479 PAGE 876

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

20000.00-	CAMT.
19000.00-	MAMT.
52.00	CSTAX.
17.00	MSTAX.
.50	PRFEE
12.00	WDEED
CHECK	81.50-
5823A01/24/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 6 6 5

IDENTIF. REFERENCE

JAN 24 9 24 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103378