ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
SAMUEL JOHNSON AND VIRGINIA Johnson (NAME)	H. E. Dixon Realty Co. (NAME)	Map 81-11
1620-17th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	2022-Jefferson Street (STREET ADDRESS)	par. 275 B.S.
Nashville, Tennessee 37208 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37203 (CITY) (ZONE) (STATE)	

BOOK 6658 PAGE 517

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of ----TWENTY-ONE THOUSAND, FIVE HUNDRED---- ----------($ 21,500.00)---------- DOLLARS

of which $ 5,000.00 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 their promissory note of even date payable to William Ballard and wife, Portia Ballard, in the amount of $ 16,500.00 payable in 108 equal installments of $ 250.54 each including principle and interest at 12% per annum, this being a Nine (9) year term. A escrow payment of $ 36.00 per month for taxes and insurance will be paid along with the Note payment each month making the total monthly payment of $ 286.54 per month. The first note payment due on the 1st day of October, 1985, and one on each successive 1st day of each month, until balance is paid in full,

RUSH

SEP 13 3 48 PM '85
FELIX Z. WALSH II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 36501

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, William Ballard and wife, Portia Ballard,

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

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

Being the southerly half of Lot Nos. 372 on the Plan of McGavock, Wetmore and others Second Addition to Nashville called the addition to the town of McGavock, of record in Book 21, page 41, Register's Office, Davidson County, Tennessee.

Said part of Lot 372 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William Ballard and wife, Portia Ballard by Trustee'S Deed from H,E. Dixon,Trustee, as of record in Book 6620 page 851, Register's Office for said County.

This is improved (X) unimproved ( ) property known as 1620-17th Avenue North, Nashville, Tennessee 37208
(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 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 H. E. Dixon 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 $ 16,500.00 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 execut[illegible] this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advise in the premises, or for instituting or de[illegible]ding any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of a[illegible] such litigation.

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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, representa⊙es 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 10th day of September 19 85

William Ballard

Samuel Johnson

Portia Ballard
Portia Ballard

Virginia Johnson
Virginia Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 21,500.00

Samuel Johnson
Affiant

Subscribed and sworn to before me, this the 4th day of September 19 85

My commission expires 4-17-88 (Affix Seal)

H. E. Dixon
Notary Public

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, Jane M Nutsinee, a Notary Public in and for said County and State, the within named William Ballard and wife, Portia Ballard, the bargainor, 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 Arlington Va this 10th day of Sept 19 85

Commission Expires 8-15-87

Jane M Nutsinee
Notary Public.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, H. E. Dixon, a Notary Public in and for said County and State, the within named Samuel Johnson and Virginia Johnson, 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 4th day of September 19 85

Commission Expires 4-17-88

H. E. Dixon
Notary Public.

Witness my hand and seal, at office in _____ this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

This instrument was prepared by:

Atty. Roscoe J. Hamby — 2022-Jefferson Street, Nashville, Tenn. 37208
Name — Address

INSTALLMENT DEED

FROM
William Ballard and wife, Portia Ballard
TO
Samuel Johnson and Virginia Johnson

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1005-HESSEY 8-1-75

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			21500.00- CONT.	
			16500.00- MORT.	
			55.90 CSTAX	
			14.50 MSTAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	76.90-
			6995A09/13/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36501

IDENTIFICATION REFERENCE

SEP 13 3 48 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172724