This instrument prepared by:
Jimmy A. Duncan, Atty.
4904 Charlotte Avenue
Nashville, Tn. 37209

Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald E. Turner, etux (NAME)	Same (NAME)	Map 91-9
769 Newberry Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 51
Nashville, Tn. 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Thirty Four Thousand and no/100 ($34,000.00) *Dollars, of which* Five Thousand and no/100 ($5,000.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Twenty Nine Thousand and no/100 ($29,000.00) *Dollars,*

Ronald E. Turner and wife, Annie Bee Turner *have executed* their promissory note of even date herewith in the principal amount of $29,000.00 payable to the order of C.R. Bissinger and wife, Mary Jewel Bissinger, in 240 monthly installments of $319.32 each which installments include both principal and interest at the rate of 12% per annum, the first of said installments falling due on October 18, 1985 and the others on the same day of each successive month thereafter until said note is paid in full,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, C. R. Bissinger and wife, Mary Jewel Bissinger,

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald E. Turner and wife, Annie Bee Turner *, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 19 on the Plan of B.F. Cockrill Farm, as of record in Book 161, page 135, Register's Office for said County, being parts of Lots Nos. 17, 18 and 19 on the Plan of W. P. Evans' Resubdivision of part of Lot No. 19 on the B.F. Cockrill Farm not of record, described according to a survey made by E. R. Southgate and Son, Surveyors, October 29, 1947, as follows:

BEGINNING on the southerly margin of Deal Avenue at the point 60 feet east of the southeast corner of said Avenue and Cowan Avenue, thence southwardly and parallel with Cowan Avenue 150 feet, more or less, to the northerly line of the property conveyed to Clifton Kelly and wife by deed from Joe V. Dobbs and wife, of record in Book 2302, page 296, said Register's Office, thence with Kelly's northerly line parallel with Deal Avenue eastwardly 50 feet; thence northwardly 150 feet, more or less, to the southerly margin of Deal Avenue; thence with said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to C. R. Bissinger and wife, Mary Jewel Bissinger by deed from Marion T. Armstrong and Charles D. Armstrong of record in Book 6417, Page 135. Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 17th day of September 1985

Affiant

My commission expires: 10-19-85

(Affix Seal) Notary Public

Unimproved ( )
This is improved (X) property, known as 6007 Deal Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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 said real estate to said Grantees, their (successors), 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 indebtedness, rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installaments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees hereinafter referred to as trustors, hereby transfer and convey unto Jimmy A. Duncan *, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ 34,000.00 *or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments that may be levied against said property, general or special, and to pay them when due, and upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove any and all liens which may be hereafter placed against said property and which will adversely affect the lien of this instrument or enforcement of the terms and provisions hereof, to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner of said indebtedness, and upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums of interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 statutory right 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed that, in the event the trustee fails, before selling the property, as herein provided, to enter and take possession thereof, the purchaser shall be entuled 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 ad herein provided; also reasonable attorney's fees for advice in the premise, 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.

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3rd. To the payment of all unpaid indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure to do so, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named 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.

Witness our hands this 19 the day of September, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C. R. Bissinger

C. R. Bissinger

Ronald E. Turner

Ronald E. Turner

Mary Jewel Bissinger

Mary Jewel Bissinger

Annie Bee Turner

Annie Bee Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, a Notary Public in and for said County and State C. R. Bissinger and wife, Mary Jewel Bissinger Ronald E. Turner and wife, Annie Bee Turner

the within named bargainor s _____, 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 19th day of September, 1985.

_____ Notary Public

Commission expires 1-10-86

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 (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 _____

INSTALLMENT DEED

FROM

C. R. Bissinger and wife

Mary Jewel Bissiner

TO

Ronald E. Turner and wife,

Annie Bee Turner

FELIX Z. MILLSON II REGISTER
DAVIDSON COUNTY, TN
85 SEP 25 10 43 AM

RETURN REFERENCE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

5906

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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
			34000.00- CAMT.	
			29000.00- MAMT.	
			88.40 CSTAX	
			27.00 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 121.90-	
			0089A09/25/85 PAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39065.

IDENTIFICATION REFERENCE

SEP 25 10 43 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175730

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