This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

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File 35

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur D. Hancock and F. Robertson Hancock (NAME)	same (NAME)	
413 Fairfax Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 104-10
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 147

FOR AND IN CONSIDERATION of the sum of Eighty Eight Thousand Two Hundred and no/100---------- ----------($88,200.00)---------- *Dollars,* *of which* Eight Thousand Two Hundred and no/100---------- ----------($8,200.00)---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Eighty Thousand and no/100---------- ----------(80,000.00)---------- *Dollars,*

Arthur D. Hancock and F. Robertson Hancock *ha ve executed* their promissory note of even date herewith in the principal amount of $80,000.00, payable to the order of Myrtle Pope Johnson in 180 monthly installments of $823.36, which include both principal and interest at the rate of 9 1/4 percent per annum, the first installment being due on December 1, 1985 and the remaining installments being due on the same day of each successive month thereafter

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, I, Myrtle Pope Johnson, being one and the same person as Mrs. J. O. Johnson, a widow *have this day bargained and sold, and do hereby transfer and convey unto the said* Arthur D. Hancock and F. Robertson Hancock *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

See Exhibit "A" attached hereto and made a part hereof as if copied herein verbatim.

5 U 6 0 /

TENNESSEE REFERENCE

Nov 5 3 34 PM '85

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 88,200.00

Affiant

Subscribed and sworn to before me, this the 30th day of October 19 85

Notary Public

My commission expires: 5-20-87
(Affix Seal)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as 413 Fairfax Ave., Nashville, Tennessee
(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 Joseph B. Pitt, Jr. *, 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 $ 88,200.00 *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.*

11/05 316.32- SHEET

Trustors further agree to pay all taxes and assessments thereon, 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 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 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 30th day of October, 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Myrtle Pope Johnson

Myrtle Pope Johnson

Arthur D. Hancock

Arthur D. Hancock

F. Robertson Hancock

F. Robertson Hancock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State Myrtle Pope Johnson, Arthur D. Hancock and F. Robertson Hancock

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 30th day of October, 1985.

Judy A. Dobbs
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 5-20-87

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
Myrtle Pope Johnson

TO
Arthur D. Hancock and F. Robertson Hancock

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

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

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, being a resubdivision of Lots 152 and 153 and part of Lots 151, 154 and 157, of record in Book 3500, page 70, Register's Office for said County, described as follows:

Beginning on the southerly margin of Fairfax Avenue at the northeast corner of the property conveyed to Joe D. Taylor, and wife, by deed from Mary C. Rasmussen, of record in Book 3573, page 631, Register's Office for said County; thence with said Taylor's eastern boundary line, southwesterly 264.5 feet; thence northeasterly 183 feet to an old iron pipe; thence westerly 75 feet; thence northeasterly 181.2 feet to the southerly margin of Fairfax Avenue; thence with the same, westerly 101 feet to the beginning.

Being the same property conveyed to Mrs. J. O. Johnson by deed from Mary C. Rasmussen of record in Book 3648, page 531, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but specifically EXCLUDED therefrom is the following described tract of land conveyed to Fred W. Ryden and wife, Joanne J. Ryden by deed from Mrs. J. O. Johnson, of record in Book 4875, page 891, said Register's Office:

Land in Davidson County, Tennessee, being the southeasterly triangular portion of Lot No. 2 on the Plan of the subdivision of Lots 152, 153 and part of Lots 151, 154 and 157 of the unrecorded Plan of Dr. R. W. Grizzards Subdivision of part of the Bosley Tract, as of record in Book 3500, page 70, Register's Office for Davidson County, Tennessee, described according to a survey by A & A Engineers, Inc., dated October 22, 1974, as follows:

Beginning at an iron pin in the rear or south property line of the Webster C. Cash land, as of record in Book 4626, page 408, said Register's Office; the southeastern most corner of said Lot No. 2; thence South 70 degrees 40' 34" West (South 65 degrees 04" West on said plan), 83.36 feet to an iron pin; thence North 5 degrees 49' 03" East (North 11 degrees East on said plan), 34.67 feet to a point at Fred W. Ryden's southwest corner (as of record in Book 3465, page 577, said Register's Office); thence with Ryden's and Cash's rear or south line South 85 degrees 20' 57" East, 75.11 feet (South 88 degrees 00' East, 75 feet on said plan) to the point of the beginning passing Ryden's southeast corner at 60 feet.

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

[illegible].00- [illegible]
[illegible].00- [illegible]
209.38 CSTAX
78.00 MSTAX
.50 PRFEE
9.00 [illegible]
CHECK 316.38-
3809A11/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

NOV 5 3 14 PM '85

FEE [illegible]

No. 189169