This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

James R. Moore

TO

Paul Vivien West

For draftsman's use

THIS INSTRUMENT PREPARED BY:

GERALD RICHARDSON
Attorney at Law
421 Charlotte Avenue
Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Vivien West (NAME)	Same (NAME)	16DA-04600
905 Gale Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11-06-0
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	059-00

(FOR REGISTER'S USE)

5 4 2 8 9

IDENTIFICATION REFERENCE

Nov 20 9 30 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 57,000.00 James R. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November, 1985.

Notary Public

MY COMMISSION EXPIRES: 4/15/88

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Fifty Seven Thousand DOLLARS

of which $ none 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 a promissory note of even date herewith in the principal sum of Fifty Seven Thousand Dollars payable to James R. Moore and two hundred and forty (240) monthly installments of Six Hundred in Twenty Seven Dollars and 63/100 ($627.63) each. The first of said monthly installments shall be due on the first day of December, 1985 and on the like day of each succeeding two hundred and thirty nine (239) months until paid in full. Payments as made shall be applied first to interest to date at the rate of 12 per cent per annum, and the balance to principal.

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,

James R. Moore
has / does
hereinafter called the grantor, ~~have~~ this day bargained and sold, and ~~do~~ hereby transfer and convey unto Paul Vivien West

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

Being Units 2 and 3 of Lot 11-B and the westerly 12-1/2 feet front of Unit 1 of Lot 12-B on the Plan of Battlefield Estates, Section No. 1 as of record in Book 843, Pages 96-97, Register's Office for said County.

Said Units 2 and 3 of Lot 11-B and the westerly 12-1/2 feet front of Unit 1, Lot 12-B, front together 62-1/2 feet on the scutherly side of Gale Avenue and run back 486 feet, more or less, on the westerly line and 459 feet, more or less, on the easterly line to the right-of-way of the Tennessee Central Railroad and measures 55-1/2 feet thereon.

INCLUDED in said description but specifically EXCLUDED from this conveyance is the property conveyed to the State of Tennessee by deed from Martha White Meiers of record in Book 4455, Page 309, Register's Office for said County.

DESCRIPTION CONTINUED ON ATTACHED SHEET

This is unimproved (X) improved ( ) property, known as 905 Gale Lane, Nashville, Tennessee 37204
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

BOOK 6712 PAGE 967

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 represenatives, 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 Gerald Richardson 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 amount of 80 per cent of market 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. 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 18th day of November 19 85.

James R. Moore
JAMES R. MOORE - GRANTOR

Paul V. West 11/18/85
PAUL VIVIAN WEST - GRANTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named JAMES R. MOORE AND PAUL VIVIAN WEST

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, Tennessee, this 18th day of November, 1985.

G Diane Faust Notary Public

Commission expires 4/12/88

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 _____

DESCRIPTION CONTINUED:

BEING the same property conveyed to James R. Moore by Deed from O. B. Hofstetter, Jr., Executor of the Estate of Martha White Meiers of Record in Book 6251, Page 945, Register's Office for Davidson County, Tennessee.

Said property is subject to easement for construction and maintenance of an electric power transmission line and underground sanitary sewers of Record in Book 4453, Page 309, said Register's Office.

This conveyance is made subject to the terms and conditions of a Deed of Trust executed by James R. Moore, unmarried, to James C. Hofstetter, Trustee, of Record in Book 6251, page 948, Register's Office for Davidson County, Tennessee, to secure the payment of one (1) promissory note dated March 14, 1984 in the principal sum of Thirty Two Thousand, Two Hundred and Fifty Dollars ($32,250.00) payable to O. B. Hofstetter, Jr., Executor.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6712 PAGE 969

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
			57000.00- CONT.	
			57000.00- MONT.	
			148.20 CSTAX	
			55.00 MSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 212.70-	
			8224A11/20/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54289

IDENTIFICATION REFERENCE

Nov 20 9 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193394