Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. MICHEAL EVANS (NAME:)	C. MICHEAL EVANS (NAME:)	MAP 071-15
P.O. Box 674 (STREET ADDRESS OR ROUTE NUMBER)	(SAME) (STREET ADDRESS)	Parcels 389 & 390
Goodlettsville, TN 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	20W 18475 & 80

BOOK 6830 PAGE 85

FOR AND IN CONSIDERATION of the sum of THRITY EIGHT THOUSAND & FIVE HUNDRED ($38,500.00)----------00/100 *Dollars,*
of which TEN THOUSAND ONE HUNDRED & ONE ($10,101.00)----------00/100 *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder TWENTY EIGHT THOUSAND THREE HUNDRED & NINETY NINE ($28,399.00)----------00/100 *Dollars,*
C. MICHEAL EVANS
has executed

ONE INSTALLMENT DEED NOTE
IN THE AMOUNT OF $28,399.00, at 10% interest per annum, payable to ANNA BELL HEAD, dated April 14, 1986, providing for monthly payments, beginning on the 15th day of May, 1986 in the amount of $274.06 per month for 240 months. The last installment being due on the 15th day of April 1006 in the amount of $271.53. However at the option of the holder of said note, the entire principal may become due and payable at the end of 7 years from the date of said note. If that option is not exercised by the holder, payments will continue per amortization schedule.

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, ANNA BELL HEAD
have this day bargained and sold, and do hereby transfer and convey unto the said C. MICHEAL EVANS
his *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Lot No. 137 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for said County.

Said Lot No. 137 fronts 86.5 feet on the Westerly side of Meridian Street and extends back between parallel lines with the southerly margin of Douglas Avenue, formerly Ligon Lane, 173½ feet to an alley.

Being the smae property conveyed to Charles C. Head by Warranty Deed from the Merit Baking Company, of record in Book 5352, Page 521, Register's Office of Davidson County, Tennessee, the siad Charles C. Head having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 38,500.00
Subscribed and sworn to before me, this the 14th day of APRIL 19 86
Affiant
My commission expires: 1/21/90 (Affix Seal)
Notary Public

This is improved (X) unimproved ( ) property, known as 1224 Meridian Street; Nashville, Tennessee 37207
(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
C. MICHEAL EVANS
HIS *(successors),*
heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. MICHEAL EVANS
HIS
(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 installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said
GEORGE H. THOMPSON, III
hereinafter referred to as trustors, hereby transfer and convey unto GEORGE H. THOMPSON, III, *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 $ 38,500.00, *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.*

THIS INSTRUMENT PREPARED BY: George H. Thompson, III
734 Stahlman Building
Nashville, TN 37201

3483
24.16 1335.00 CHECK

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 shall 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 or holder 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 from the date of payment 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 with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, within thirty days from date of such payment, this trust convenance 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 equity of redemption, statutory right of redemption, homestead, and all other exemptions and rights 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 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 such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

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 so to do, 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.

The words "Trustors" when used herein shall apply to parties both singular and plural.

Witness my *hand* on *this* 14th *day of* APRIL, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ANNA BELL HEAD — Anna Bell Head

C. MICHEAL EVANS — C. Micheal Evans

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* ANNA BELL HEAD & C. MICHEAL EVANS

the 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; DAVIDSON CO., TN, *this* 14th *day of* APRIL, *19* 86.

My commission expires 1/21/90 *Notary Public* Monica O. Edwards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____ *and* _____ *with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged* _____ _____ *to be the* _____ *and* _____ _____ *respectively of* _____, *the within named bargainor, a corporation, and that* _____ *as such* _____ *and* _____, *executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said* _____ *as* _____ *and attesting the same by the said* _____ *as* _____.

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

_____ *Notary Public*

Commission expires _____

INSTALLMENT DEED

FROM ANNA BELL HEAD

TO C. MICHEAL EVANS

Published by
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT 1

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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A F F I D A V I T

ANNA BELL HEAD, having been duly sowrn according to law, states as follows:

1. My husband, CHARLIE CLAY HEAD, JR., died on April 11, 1982, in Nashville, Davidson County, Tennessee.

2. The decedent left no will.

3. The decedent's estate has paid all unpaid debts left at the time of his death.

4. All property and estate taxes, assesed by reason of the death of the decedent have been paid.

5. The decedent left no issue at his death.

AND further affiant saith not.

This the 14th day of April, 1986.

Anna Bell Head
ANNA BELL HEAD, Affiant

Sworn to and subscribed before me this 14th day of April, 1986.

Monica G. Edwards
NOTARY PUBLIC

My Commission Expires: 1/21/90

This document prepared by:

George H. Thompson, III
Attorney at Law
734 Stahlman Building
Nashville, TN 37201

APR 15 4 20 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

91873

RUSH

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
			38500.00-	CA TT.
			28399.00-	MA TT.
			100.10	CSTAX
			26.40	MSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	136.00-
			340AC4/15/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91873

IDENTIFY REFERENCE

APR 15 4 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237563