INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1653

FOR AND IN CONSIDERATION OF the sum of Ten Thousand AND 00/100 - - - - - - - - - - - - - DOLLARS of which $ 400.00 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 agreed to assume a note in the amount of $4,400.00, payable to Ambrose W. J. Clay, widower, the grantee, Alma S. Collins, a Single person, has executed her single promissory installment deed note payable to the order of Ambrose W. J. Clay, as follows; on the 20th day of the month of May 1986, the sum of $230.00 and a like amount on or before the 20th day of each succeeding month to be applied first to the payment of interest at the rate of 13% per annum on the principal amount, or so much as shall from time to time remains unpaid, and the balance applied to the payment of the principal, until the entire amount both principal and interest has been paid in full.

Said promissory installment deed note mentioned above is in the amount of $9,600.00, and the assumption of a note in the amount of $4.400.00, payable as foresaid to Ambrose W. J. Clay, Widower.The grantee has agreed to pay an additional amount of $25.05 to apply to the principle payments for taxes and Insurance escrow accounts, making a total payment each month in the amount of $255.05, and each succeeding months thereafter until the entire amount is paid in full,

Note This conveyance is subject to the indebtness of record in Book 5621 Page 552, Register's Office for Davidson County, Tennessee, as stipulated therein,

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,

Ambrose W. J. Clay, a widower,
hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Alam S. Collins, a Single person,
herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being all of Lot No. 48 and the westerly-feet of Lot No. 47 in the George E. Jackson Subdivision of the Marable Track, as of Record in Book 161, page 86 Register's Office for said County.

Said Lot No. 48 and Westerly-feet of Lot No. 47 adjoin and front Fifty Six feet on the Southerly side of Torbett Street, formerly Murry Street, and run back between parallel line 115 feet to an alley.

Being the same property conveyed to Nail Shakir, Yusuf Abdullah and Mansoor Majeed by Deed from Jack Cohn & Morris Levine of Record in Book 5621 Page 552, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to American Muslim Mission by deed of record in Book 6118 page 531, by Nail Shakir, Usuf Abdullah, and Mansoor Majeed, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ambrose W. J. Clay by Deed of record in Book 6333, page 576, by the American Muslim Mission and by resolution duly adopted of record in Book 6333, page 575, Register's Office for Davidson County, Tennessee.

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, except as noted

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 Andrew W. Clay 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 $ 14,000.00 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:

OFFICIAL RECEIPT

BOOK 6841 PAGE 24

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 cost and fees 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 referred, 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 grantors 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 first note, 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 bond 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 29 day of April 19 86

Alma S. Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Alma S. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 86

Deputy Register

THIS INSTRUMENT WAS PREPARED BY:
Ambrose W. J. Clay
P.O. Box 22642, Nashville, TN 37202

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 Alma S. Collins, and Ambrose W. J. Clay, 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 Nashville this 29 day of April 1986

Commission Expires 10-19-86 Notary Public.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

INSTALLMENT DEED 9560

FROM

IDENTIFICATION REFERENCE

TO

APR 29 10 41 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Rec'd

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this _____ day of _____ A. D. 19____ at _____ o'clock _____ M.,
Noted in Book _____ Page _____
Recorded in Book _____ Page _____
Recording Fee $ _____

_____ County Register
By _____ Dept. Reg.

Published by

TENNESSEE TITLE COMPANY
Nashville, Tenn.
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

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

RECEIVED OF _____

FOR _____

BOOK 6841 PAGE 25

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

10000.00- CAMT.
9600.00- MAMT.
26.00 CSTAX
7.60 MSTAX
.50 PRFEE
6.00 WDEED
CASH 40.10-
8002A04/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95650

IDENTIFICATION REFERENCE

APR 29 10 41 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 241969