BOOK 6870 PAGE 414

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

Robert L. Canady and wife,
Marjorie G. Canady

TO

Archie G. Spain and
Archie N. Spain

For draftsman's use

This instrument prepared by:

Walter S. Clark, Jr.
Attorney at Law
513 Stahlman Building
Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archie Spain (NAME)	same (NAME)	93-8-44
126 Wessington Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

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IDENTIFI REFERENCE

MAY 29 12 45 PM '86

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

$ 22 000.00 Archie N Spain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES: 9/5/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Twenty Two Thousand and no/100---------- ($22,000.00) ---------- **DOLLARS**

of which $ -0- has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees agree to pay at the rate of 10% per annum over a period of 20 years. Payments to be in the amount of $212.31. Initial payment to be made on June 1, 1986 and to continue thereafter in a like sum until balance, including principal and interest is paid in full.

This conveyance is made subject to a first Installment Deed of record in Book 5836, page 309, Register's Office for Davidson County, Tennessee, not assumed by grantees, which grantors agree to pay in accordance with the terms therein stated and the vendors lien herein created is subordinated thereto and the above described lien is encompassed therein and should grantors for any reason fail to pay said lien as agreed, grantees or assigns may proceed to pay same and deduct such payments from amounts due on the vendors' lien.

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 convered.

Robert L. Canady and wife, Marjorie G. Canady

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Archie G. Spain and Archie N. Spain as joint tenants with right of survivorship

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

Being Lot No. 48 in the J. B. Haynie's Central Park Plan, as of record in Plan Book 161, page 116, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the westerly side of South 11th Street and extends back between parallel lines 150 feet to an alley.

Being a part of the same property conveyed to Robert L. Canady by deed from Frances G. McMurry, Marjorie G. Canady, Anita G. Earthman, Allison H. Grayson and Eleanor D. Grayson, as of record in Book 5836, page 309, Register's Office for Davidson County, Tennessee.

Grantors also herewith convey to Grantees any and all interest they may have in and to South 11th Street, without warranties.

This is improved (X) unimproved ( ) property known as 1106 South 11th Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, executors and administrators 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 promissory notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes or any interest that may accrue thereon, and for the consideration of one dollar, to us in hand paid, we the said grantees herein do hereby transfer and convey unto Dinah Clark 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 grantors 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 $ ins. val. 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 herein, 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 tenor, 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 and 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 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 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 22 day of May, 19 86.

Robert L. Canady — Marjorie G. Canady

Archie G. Spain — Archie N. Spain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Dinah L. Clark, a Notary Public in and for said County and State, the within named Archie G. Spain and Archie N. Spain the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee Tennessee, this 22 day of May, 19 86.

Dinah L Clark Notary Public

Commission expires 9/9/89

STATE OF VIRGINIA)
COUNTY OF Albemarle

Before me, Betty E. Bingler, a Notary Public of the State and County aforesaid, personally appeared Robert L. Canady and wife, Marjorie G. Canady with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Albemarle County, this 22nd day of May, 19 86.

Betty E. Bingler Notary Public

Commission expires June 7, 1988

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]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05 1 9 9

IDENTIFICATION REFERENCE

MAY 29 12 45 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252956