This Instrument Prepared By
Patricia Spicer Carden, Atty.
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

Installment Deed

BOOK 6872 PAGE 588

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willie Taylor, Sr., Trustee	Same	08W 04050
(NAME:)	(NAME:) BOX 10	
1306 Hawkins Street		093-13-0 562.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIX THOUSAND FOUR HUNDRED AND NO/100---------- *Dollars,*

of which TWO THOUSAND AND NO/100---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder FOUR THOUSAND FOUR HUNDRED AND NO/100----- *Dollars,*

Willie Taylor, Sr., Trustee for Nikita Taylor and Willie Taylor, Jr., Minors *has executed*

A Promissory Note of even date in the principal sum of $4,400.00 plus interest, payable to Plus Investments, a partnership, with a final maturity date of November 23, 1986, according to the terms of said note, including all extensions, renewals and modifications thereof.

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, Plus Investments, a partnership

have this day bargained and sold, and do hereby transfer and convey unto the said Willie Taylor, Sr., Trustee with full power to convey, encumber or deal with the property without the joinder of any beneficiary, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Resubdivision of Edgehill Estates, Section Eighteen, of record in Book 5190, page 213, Register's Office for said County.

Said Lot No. 3 fronts 50.00 feet on the northerly margin of Hawkins Street and extends back 205.00 feet on the westerly line and 205.00 feet on the easterly line to a dead line in the rear, measuring 50.00 feet thereon.

Being the same property conveyed to Plus Investments, Partnership by deed from Ted C. Mooney and George Gianikas of record in Book 6626, page 48, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4220, page 723; Book 4626, page 823; Book 5117, page 650; Book 6236, page 263, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 6,400.00

Subscribed and sworn to before me, this the 23rd day of May 19 86.

Affiant

My commission expires: 7-18-87 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1304 Hawkins Street (House Number) (Street) Nashville, (P. O. Address:) TN (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Plus Investments, a partnership, our *(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* Willie Taylor, Sr., Trustee, 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 Willie Taylor, Sr., Trustee *hereinafter referred to as trustors, hereby transfer and convey unto* Real Security, Inc. *, 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 $ N/A *, 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.*

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 our *hand* s *this* 23rd *day of* May, *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.*

Plus Investments

BY: James C. Beene Jr.
James C. Beene, Jr., Partner

BY: James A. Glanton
James A. Glanton, Partner

Willie Taylor Sr Trustee
Willie Taylor, Sr.

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* Willie Taylor, Sr.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 30 3 33 PM '86
IDENTIFICATION
0.5.8.4.

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 23rd *day of* May, *19* 86.

My commission expires 7-18-87 *Notary Public* Patricia Spicer Carden

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared James A. Glanton and James C. Beene, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Partners of Plus Investments, a Partnership, the within named bargainor, a partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as Partners.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 23rd *day of* May, *1986*.

Commission expires 7-18-87 *Notary Public* Patricia Spicer Carden

INSTALLMENT DEED

FROM
Plus Investments, a partnership

TO
Willie Taylor, Sr. Trustee for Nikita Taylor and Willie Taylor, Jr.

Published by

PATRICIA SPICER CARDEN
Attorney at Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

6400.00- CAMT.
4400.00- MAMT.
16.64 CSTAX
2.40 MSTAX
.50 PRFEE
6.00 WDEED
CHECK 25.54-
9966A05/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05:82 4:

IDENTIFT REFERENCE

MAY 30 3 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253659