FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand Five Hundred and No/100 ---------- ($32,500.00)---------- Dollars, of which no Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Thirty Two Thousand Five Hundred and No/100 ($32,500.00)---------- Dollars, GEORGE R. WILLIAMS and wife, GAIL M. WILLIAMS ha ve executed

a promissory note of even date herewith in the principal sum of $32,500, payable to the order of Wilson Q. Welch and wife, Anne S. Welch, at a rate of interest of 13% in 180 equal consecutive monthly installments of 412.23 each including interest at a rate of 13% per annum, with the first payment due and payable on the 15th day of June 1986, and like monthly sums due and payable on the 1st day of each month thereafter until both principal and interest are fully paid.

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, WILSON Q. WELCH and wife, ANNE S. WELCH have this day bargained and sold, and do hereby transfer and convey unto the said GEORGE R. WILLIAMS and wife, GAIL M. WILLIAMS, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 34 on the Plan of Cumberland Gardens, Section VIII, as of record in Book 3300, page 82, R.O.D.C., as follows:

Said Lot No. 34 fronts 60 feet on the south side of Jenkins Street and runs back 94.5 feet on the easterly line and 102.7 feet on the westerly line to a dead line measuring 43 feet thereof.

Being the same property conveyed to Wilson Q. Welch and wife, Anne S. Welch by deed from William C. Jones and wife, Evora Jones, of record in Book 4448, page 180, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD JUL 2 11 44 PM '86 THELMA WILSON II REGISTER DAVIDSON COUNTY, TN

TAX REFERENCE 16 7 8 1.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $32,500.00

Subscribed and sworn to before me, this the 9th day of May 19 86

George R. Williams Affiant

My commission expires: 2-18-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2513 Jenkins Street Nashville, Tennessee 37216
(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 GEORGE R. WILLIAMS and wife, GAIL M. WILLIAMS, their (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 unincumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said GEORGE R. WILLIAMS and wife, GAIL M. WILLIAMS, their (successors), heirs and assigns, against the lawful claims of all persons.

And said, for the purpose of better and more effectually securing the payment of said ten indebtedness, rendering attorneys fees and expenses for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinbefore provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said GEORGE R. WILLIAMS and wife, GAIL M. WILLIAMS, hereinafter referred to as trustors, hereby transfer and convey unto JULIAN W. BLACKSHEAR, JR. assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging.

Trustors agree to keep all buildings now on, or to be erected on the premises insured against loss by fire, in a company or companies, for the sum of $ or in such amount as may be required by the holder of the note, and to assign the policy or policies to the holder of the note, as further security for the payment of the note, and to deliver the policy or policies to the holder of the note, or in default thereof the holder of the note may procure such insurance and add the premium therefor to the principal debt, with interest at the rate of 13% per annum from the date of payment by the holder of the note.

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 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 any 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 word "Trustors" when used herein shall apply to parties both singular and plural.

Witness our hand S this 9th 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.

WILSON Q. WELCH

ANNE S. WELCH

GEORGE R. WILLIAMS

GAIL M. WILLIAMS

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

Personally appeared before me, Annie S. Price, a Notary Public in and for said County and State, WILSON Q. WELCH and wife, ANNE S. WELCH and GEORGE R. WILLIAMS and wife, GAIL M. WILLIAMS

the within named bargainor S, 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, Tennessee this 9th day of May, 19 86

Annie S. Price
Notary Public

Commission expires 7-18-87

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, 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 .....