PREPARATION OF DEED PROVIDED BY THE PARTIES

BOOK 6920 PAGE 135

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

BRODIE H. GREGORY, A WIDOWER

TO

ROBERT E. WHEATLEY AND WIFE SHIRLEY L. WHEATLEY

For draftsman's use

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, ATTORNEYS
ONE CHURCH STREET BUILDING, SUITE 500
NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Wheatley (NAME)	"OWNER" (NAME)	MAP# 71-15
219 Lucille Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL# 34
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DA - 20095

(FOR REGISTER'S USE)

2 1 4 1 4

IDENTIFICATION REFERENCE

Jul 17 9 55 AM '86

REGISTER'S OFFICE DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 12,000.00 Robert E. Wheatley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 86.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of TWELVE THOUSAND AND 00/100 ($12,000.00) DOLLARS

of which $ 500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees Have executed their joint Promissory Note of even date herewith in the original principal sum of $11,500.00 payable in monthly installments of $152.93 each including principal and interest at the rate of 10% per annum beginning August 15, 1986, balance due on or before July 15, 1996. (Reference is made to said note for complete terms and conditions.)
Buyers shall provide evidence to the noteholder of payment of property taxes and insuran each year.

Any payment received by noteholder after the 22nd day of the month in which it is due sha be subject to a 10% late charge. If any payment is more than thirty (30) days delinquen the noteholder at his option may declare the entire outstanding balance immediately due and payable.

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,

I, BRODIE H. GREGORY, A WIDOWER

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto ROBERT E. WHEATLEY and wife, SHIRLEY L. WHEATLEY

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

Lot No. 62 on the Map of Eastmoreland Place, being Shields Subdivision of the Gleaves Land, of record in Book 161, Page 170, of the Register's Office for said County.

Said Lot No. 62 fronts 50 feet on the northerly side of Lucille Street and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to Brodie H. Gregory and wife, Mary Louise Gregory, by deed from Winford Mayes and wife, Marie Mayes, of record in Book 1195, Page 445, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein., Register's Office for Davidson County, Tennessee.

Lucille Street and Lucile Street are one and the same.

This is unimproved (x) improved ( ) property, known as 219 Lucille Street, (House Number) (Street) P. O. Address: Nashville, (City or Town) Tennessee (Postal Zone) 3

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 unincumbered.

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 five notes and rendering unnecessary any court proceedings to 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 do hereby transfer and convey unto J.J. Foley, Jr. Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purpose of others, of every kind. We, the said grantees, do hereby covenant to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company in a sum not less than

and to have the loss, if any, made payable on the policy or policies to said Trustee, for the benefit of the said holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and in a tenantable condition, and to pay all taxes and assessments that now or hereafter may be levied or assessed against the said property, or that we fail to do either, then the said Trustee, or the said owner and holder of said notes, may, at their option, do any of these things, and charge and treat the sums so expended as part of the indebtedness secured by this trust. Said sums to bear interest from the date of such payment at the rate of ten per cent per annum, and the said grantees, shall pay the same on demand, or the Trustee, according to their terms, may add the same to the principal of said notes and declare the whole due and payable. We further covenant and agree that if default be made in the payment of any one of said notes, or part thereof, promptly at maturity, or if failure to pay taxes, keep up repairs or keep said premises insured, as aforesaid, then this trust conveyance shall become absolute, and the Trustee, or his successor in trust, shall have the right, at any time thereafter, to enter upon said premises, or any part thereof, and sell the same at public outcry, free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or other 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 recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including the Trustee, may bid at the sale. Purchaser shall be entitled to immediate possession of the property sold, and if possession is refused, the Trustee shall be entitled to an order from any court having jurisdiction, upon application, without notice, putting him in possession. The proceeds of the sale shall be applied: First, 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; Second, to the payment of all taxes which may be unpaid on said premises; Third, to the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized; Fourth, the residue, if any, will be paid to the grantees 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 powers and trusts may be required, the then Register of Davidson County, Tennessee, shall be and 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 hereby 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 receive this trust without bond or security, and he shall not be required to give bond, and he shall not be required to file any account or settlement in relation to the trust hereby created.

WITNESS WHEREOF, we the said grantors and grantees, have hereunto set our hands this the 15th day of July, 19 86.

Brodie H. Gregory
BRODIE H. GREGORY

Robert E. Wheatley
ROBERT E. WHEATLEY

Shirley L. Wheatley
SHIRLEY L. WHEATLEY

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 Brodie H. Gregory, a Widower, ROBERT E. WHEATLEY AND WIFE, SHIRLEY L. WHEATLEY, the bargainors, 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, Tennessee, this 15th day of July, 1986.

Notary Public

Commission expires 2/19/88

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, (or proved to me on the basis of satisfactory evidence), 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 _____

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

RECEIVED OF _____

FOR _____

BOOK 6920 PAGE 137

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
			12000.00- CAMT.	
			11500.00- MAMT.	
			33.60 CSTAX	
			9.50 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	49.60-
8279A	07/17/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21424

IDENTIFI REFERENCE

Jul 17 9 36 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 271636