THIS INSTRUMENT PREPARED BY: East End Title & Escrow
405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED BOOK 6941 PAGE 475

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN C. TAYLOR, ET UX	SAME	Map 26-1-
(NAME) 192 Norwood Dr.	(NAME)	Parcel 14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	GO 08596
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
AUG 6 9 59 AM '86
IDENTIFICATION REFERENCE
28846

TRANS WORLD ARTIST, INC., hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey unto the said JOHN C. TAYLOR AND WIFE, MARY ELIZABETH ERGEN, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, near the Town of Goodlettsville, described according to a copy of a survey thereof, made by J. R. Scott, Surveyor, August 28, 1946, as follows:
BEGINNING at a point at the northwest intersection of the Goodlettsville and Nashville Pike, and Hudson Avenue, which point is shown on the Second Addition to Roscoe Place, as of record in Book 543, page 73, Register's Office for said County; thence along the margin of said Hudson Avenue, S 39° W 150 feet to a point; thence N 51½° W, parallel to the margin of said Goodlettsville Pike, 86 feet to a point; thence N 39° E 150 feet to the margin of Two Mile Pike; thence with the margin of the same S 51½° E to the point of beginning.

Being the same property conveyed to Trans World Artist, Inc., by deed of record in Book 5471, page 946, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 83,800.00

Subscribed and sworn to before me, this the 5th day of August 19 86

Affiant

My commission expires: 3/8/89 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 121 Two Mile Pike, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 5th day of August, 19 86, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TRANS WORLD ARTIST, INC.

By: John D. Swanner
John D. Swanner, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

the within named bargainor ....., *with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ... the undersigned ....., *a Notary Public of the State and County aforesaid, personally appeared* JOHN D. SWANNER *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* TRANS WORLD ARTIST, INC. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Goodlettsville
this 5th *day of* August, 1986.

Notary Public

Commission expires 3/8/89

WARRANTY DEED
FROM
TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

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

RECEIVED OF _____

FOR BOOK 6941 PAGE 477

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

0800[illegible] CAMT.
234.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 241.14
0860A00/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2846

IDENTIFICATION REFERENCE

Aug 6 9 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 280025

This instrument was prepared by:
EAST END TITLE & ESCROW
405 Two Mile Pike
Goodlettsville, TN 37072

DEED OF TRUST

BOOK 6941 PAGE 478

THIS DEED OF TRUST is made this 5th day of August, 19 86, among the Grantor, JOHN C. TAYLOR AND WIFE, MARY ELIZABETH ERGEN (herein "Borrower"), JOANNE BARNES (herein "Trustee"), and the Beneficiary FIRST AMERICAN NATIONAL BANK organized and existing under the laws of the UNITED STATES OF AMERICA whose address is Nashville, TN (herein "Lender").

Borrower, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the county of Davidson State of Tennessee:

A tract of land in the 10th Civil District of Davidson County, Tennessee, near the Town of Goodlettsville, described according to a copy of a survey thereof, made by J. R. Scott, Surveyor, August 28, 1946, as follows:
BEGINNING at a point at the northwest intersection of the Goodlettsville and Nashville Pike, and Hudson Avenue, which point is shown on the Second Addition to Roscoe Place, as of record in Book 543, page 73, Register's Office for said County; thence along the margin of said Hudson Avenue, S 39° W 150 feet to a point; thence N 51½° W, parallel to the margin of said Goodlettsville Pike, 86 feet to a point; thence N 39° E 150 feet to the margin of Two Mile Pike; thence with the margin of the same S 51½° E to the point of beginning.

Being the same property conveyed to John C. Taylor and wife, Mary Elizabeth Ergen, by deed which is recorded simultaneously herewith.

AUG 6 9 59 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
28847

Which has the address of 121 Two Mile Pike, Goodlettsville, TN 37072

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be an integral part of the property covered by this Deed of Trust; and all the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

But this conveyance is made in TRUST for the following uses and trusts, and for no other purposes, to-wit:

TO SECURE and make certain the payment of our promissory note of even date herewith, payable to First American National Bank, First American Center, Nashville, TN 37237, in teh original principal amount of SIXTY SEVEN THOUSAND FORTY AND NO/100 DOLLARS ($67,040.00) plus interest as authorized in said note, payable in thirty-five (35) monthly installments of Seven Hundred Fifty and No/100 Dollars ($750.00) each, which payments include interest, said payments to begin on the 15th day of September, 1986, with the entire unpaid principal balance together with accrued interest thereon being due and payable on the thirty sixth (36th) monthly installment. All payments shall first be applied to interest, next to principal, until the entire amount of principal and interest is paid in full; and in addition to pay the unpaid principal balance together with accrued interest upon any demand made any time after three (3) years from date of execution.

To secure to Lender (A) the repayment of the indebtedness described above or evidenced by the Note described above (herein "Note"), which, if not sooner paid, is due and payable on August 15, 1989; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of the Borrower herein contained; and (B) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to Paragraph 11 hereof (herein "Future Advances"). This conveyance is made in trust to secure the payment of said Note, principal and interest, and any extensions, modifications or renewals thereof, and notes given in payment of interest, and all attorney's fees, court costs and expenses of whatever kind, incurred in the collection of said indebtedness and the enforcement and protection of the lien of this conveyance.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, that Borrower will warrant and defend generally the title to the Property against all claims and demands, and that the Property is unencumbered, except 1986 taxes; easements of record in Book 1260, page 22, and Book 722, page 40, Register's Office for Davidson County, Tennessee.

Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any future advances secured by this Deed of Trust. Lender may apply any sums received in any order at Lender's sole discretion.

2. **Charges; Liens.** Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any, by making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this Paragraph, and Borrower shall promptly furnish to Lender the receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Deed of Trust.

3. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Deed of Trust plus any amounts secured by prior liens on the property.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All premiums of insurance policies shall be paid by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower should give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Deed of Trust is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Deed of Trust would be impaired, the insurance proceeds shall be applied to the sums secured by this Deed of Trust, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of any monthly installments referred to in Paragraph 1 hereof or change the amount of such installment. If under Paragraph 10 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Deed of Trust immediately prior to such sale or acquisition.

4. **Preservation and Maintenance of Property.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. Lender may make or cause to be made reasonable entries upon and inspections of the Property.

5. **Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, imminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including but not limited to disbursement of reasonable attorney's fees, payment of hazard insurance premiums and entry upon the Property to make repairs.

Any amounts disbursed by Lender pursuant to this paragraph, with interest thereon, shall become additional indebtedness of Borrower secured by this Deed of Trust. Unless Borrower and Lender agree to other terms of payment, such amount shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the day of disbursement at the maximum applicable lawful contract interest rate in effect from time to time, or, if different the rate specified in the Note. Nothing contained in this paragraph shall require Lender to incur any expense or take any action hereunder.

6. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender to the full extent of the indebtedness upon this Deed of Trust whether due or not.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds at Lender's option, either to restoration or repair of the property or to the sums secured by this Deed of Trust.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of any monthly installments referred to in Paragraph 1 hereof or change the amount of such installments.

7. **Forbearance By Lender Not A Waiver.** Any forbearance by Lender in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Deed of Trust.

8. **Remedies Cumulative.** All remedies provided in this Deed of Trust are distinct and cumulative to any other right or remedy under this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively. All notices required to be given shall be made in writing to the addresses shown herein or such other addresses as may be provided by any party hereto.

9. **Transfer of The Property; Assumption.** If all or any part of the Property or interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (A) the creation of a lien of encumbrance subordinate to this Deed of Trust (B) the creation of a purchase money security interest for household appliances and (C) a transfer by devise, descent or by authorization of law upon the death of a joint tenant or (D) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Deed of Trust to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Deed of Trust shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender may release Borrower from all obligations under this Deed of Trust and the Note.

If Lender exercises such option to accelerate Lender shall mail Borrower notice of acceleration. Such notice shall provide a period of not less than 30 days from the date notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by Paragraph 10 hereof.

10. **Remedies.** If Borrowers fail to pay said indebtedness or any part or installment thereof, promptly at maturity, or if, failing to pay taxes, keep up repairs, keep said premises insured, or perform said other obligations and agreements as herein provided, Borrowers fail to reimburse the Trustee or lawful owner and holder of said indebtedness for all sums, with interest, so extended by said Trustee, or lawful owner and holder of said indebtedness, within 30 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 indebtedness or part or installments thereof then past due and unpaid, all remaining unpaid indebtedness 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 21 days notice by three weekly publications in any newspaper, daily or weekly, published in the county where the property is located, and to sell said Property at the front door of the Courthouse in said county to the highest bidder for cash, at public outcry; and the said Trustee or his successor in trust, is authorized and empowered to execute and deliver a Deed to the purchaser. Lender or Lender's designee may bid at any sale under this trust conveyance. Trustee shall apply the proceeds of this sale in the following order:

(a) to all reasonable costs and expenses of the sale, including but not limited to, reasonable trustee's and attorney's fees and costs of title evidence;

(b) to all sums secured by this Deed of Trust;

(c) the excess, if any, to the person or persons legally entitled thereto.

Lender, at Lender's option, may from time to time remove Trustee and appoint a Successor Trustee to any Trustee appointed hereunder by an instrument recorded in the county in which this Deed of Trust is recorded. Without conveyance of the Property, the Successor Trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

In the event of a sale of said Property under and by virtue of this trust, the Borrowers and all persons holding under them shall be and become the tenants at will of the purchaser from and after the execution and delivery of the Deed to such purchaser, said tenancy to be determined at the option of said purchaser upon five days written notice. In addition to the power of sale described above Trustee or Lender shall have the right to proceed in a court of equity to foreclose this Deed of Trust.

11. **Future Advances.** All other money heretofore or hereafter advanced by Lender at its option to or for the account of Borrower, and all other present or future direct or contingent liabilities and indebtednesses of the Borrower to Lender of any nature whatsoever and any extensions or renewals thereof shall be secured by this Deed of Trust, except that the advances, liabilities and indebtednesses secured by this paragraph shall not include any debt subject to the disclosure requirements of the Federal Truth-in-Lending Act if at the time such debt is created any legally required disclosure of this security interest respecting such debt shall not have been made.

12. **Release.** Upon payment of all sums secured by this Deed of Trust, Lender shall release this Deed of Trust without charge to Borrower.

13. **Assignment of Rents, Appointment of Receiver; Lender in Possession.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall prior to acceleration or abandonment of the Property, have the right to collect and retain such rents as they become due and payable. Upon acceleration or abandonment of the Property, Lender in person, by agent or by judicially approved receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the Lender or the receiver shall be applied first to receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

14. **Waiver of Homestead, Dower, Curtesy, and Redemption.** Borrower waives all right of homestead exemption in and equitable and statutory redemption of the Property and Borrower hereby relinquishes all right of dower and curtesy in the Property, and all other rights or exemptions of every kind.

15. **Successors and Assigns Bound.** The covenants herein contained shall bind, and the benefits and advantages inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. All covenants of Borrower shall be joint and several. In the event any provision of this Deed of Trust or the instruments secured hereby conflicts with applicable law, such conflict shall not affect the other provisions which can be given effect without the conflicting provision, and to this end said provisions are declared to be severable. The captions and headings of the paragraphs of this Deed of Trust are for convenience only and are not to be used to interpret or define the provisions hereof.

In witness whereof, Borrower has executed this Deed of Trust.

John C. Taylor
JOHN C. TAYLOR

Mary Elizabeth Ergen
MARY ELIZABETH ERGEN

State of Tennessee
County of Davidson

On this 5th day of August, 19 86, before me personally appeared JOHN C. TAYLOR AND WIFE, MARY ELIZABETH ERGEN to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
3/3/89

Helen N. Knight
Notary Public

State of Tennessee
County of _____

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____.

My commission expires:

_____
Notary Public

_____

AFFIDAVIT

BOOK 6941 PAGE 482

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

I, Joan Barnes, being first duly sworn, do hereby make my Affidavit for purposes of permitting the filing officer to ascertain the appropriate tax payable pursuant to T.C.A. §67-4-409(b) in respect to the filing of the (UCC-1) (UCC-3) (Deed of Trust) (Modification to Deed of Trust) submitted herewith as follows:

1. I am _____ of
(OFFICER)

FIRST AMERICAN NATIONAL BANK OF NASHVILLE ("Lender)".

2. The total principal indebtedness of the debtor to the Lender under any contingency is $ 67,040.00. A transfer tax has previously been paid on $ -0- of this indebtedness, and the instrument submitted herewith evidences an increase of $ -0-, upon which the transfer tax tendered herewith is computed.

3. The terms "indebtedness" and "contingency" in this Affidavit have the same meaning as in T.C.A. §67-4-409(b).

Joan Barnes

Sworn to and subscribed before me,

this 5th day of August, 1986.

NOTARY PUBLIC

My commission expires: 3/8/89

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

RECEIVED OF _____

FOR _____

BOOK 6941 PAGE 483

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
			67040.00- MAIT,	
			66.00 STAX	
			.50 PRFE	
			15.00 TDS	
			CHECK	80.50-
			6869A08/16/86 REL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28847

IDENTIFICATION REFERENCE

Aug 6 9 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 280026