THIS INSTRUMENT PREPARED BY:
Jack Green, Attorney at Law, 141 Thompson Lane, Nashville, Tn.37211

For and in Consideration of One Dollar to me paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, Leslie Turner

have this day bargained and sold, and do hereby transfer and convey, to Jack Green Trustee, and his successors in trust, certain property in the State of Tennessee, Davidson County, described as follows, to wit:

LAND in Davidson County, Tennessee, being the easterly part of Lots Nos 117 and 118 on the map of Cobb's Subdivision of Lot No. 6 on the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County.

SAID parts of said Lots front 50.2 feet ont he south side of Santi Street, formerly Yarbrough Street and run back between lines 120 feet, more or less, on the west line and 90 feet on the east line along the west margin of an alley to a dead line in the rear, on which they measure 46 feet.

BEING the same property conveyed to LESLIE TURNER, by Deed from CHARLES RICHARDS, a single man, of record in Book 7038, Page 637, Register's Office for Davidson County, Tennessee.

62643

IDENTIFICATION REFERENCE

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DAVIDSON COUNTY, TN

BOOK 7038 PAGE 641

To Have and to Hold said property to the said Jack Green Trustee, and his successor in trust, forever. I covenant that I am lawfully seized of the said property, have a good right to convey it, and that the same is unencumbered. I do further covenant and bind myself and my heirs and representatives, to warrant and defend the title to said property to the said Jack Green Trustee, and his successor in trust, and his assigns, forever, against the lawful claims of all persons.
But this conveyance is made in trust for the following uses and trusts, and for no other purpose, to wit:

To secure one note of even date in the amount of $20,000.00 payable to Charles Richards, P. O. Box 110593, Nashville, TN.37220, in monthly installments in the amount of $272.80, the first payment being due on Dec. 1, 1986, and the last installment being due on the 1st day of November, 1996. Said note includes interest in the amount of ten and 3/4 per cent. There will also be a late charge penalty of five (5%) percent of the installment if said payment is not received within ten (10) days from due date.

Now if Leslie Turner shall pay the sum S aforesaid when due, according to the terms of said note, then this instrument is to be of no further force or effect. But if he fail to pay the said sum S of money when due as aforesaid, or any part of said sum S, according to the terms above expressed, then, all of the indebtedness hereby secured shall, at the option of the owner thereof, and without notice, become immediately due and payable, and upon such default, this conveyance remains in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving 30 days' notice, by publication in a legal newspaper for Nashville, Davidson County, Tennessee, to sell said property at the Courthouse door in said County, to the highest bidder, for cash, and 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 to make a deed to the purchaser. The creditor may bid at any sale under this conveyance. I agree that the Trustee may, at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said property, and shall only account for net rents received by him.

And I agree to keep all the buildings on said property insured in some reliable fire insurance company or companies for the sum of $ 22,500.00 until the sum herein secured is fully paid, and to have the loss made payable on the policy to said Trustee for the benefit of the owners and holders of the debt herein secured. I agree to keep the improvements on said property in good repair and preservation and to pay all taxes and assessments, and to pay them when due; and in case I fail to do either, then said Trustee, or the creditor herein secured, may do either, and charge and treat the amount so expended as a part of the debt herein secured.

In case of sale under this Deed of Trust, the proceeds will be applied by the Trustee:
First—To pay all the costs and charges of executing this trust, including attorney's fees and the expenses of any litigation which may arise on account of the execution and enforcement of this trust.

Second—To pay said debt, or any balance thereof then remaining unpaid.

Third—The residue to be paid to me or order. And in case of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trust may be required, the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to Jack Green, Trustee, shall be vested in said successor.

In the event of a sale of said property under and by virtue of this trust, the said I and all persons holding under me shall be and become the tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be determined at the option of said purchaser upon five days' written notice.

It is further agreed that the said Trustee, or his successors, may execute the power of sale herein and other powers and rights without giving bond or taking oath.

This 11 day of November, 19 86.

Leslie Turner

LESLIE TURNER

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 Leslie Turner

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

Witness my hand and official seal at Nashville, Tenn. this 11 day of November, 19 86

Peggy M Bowers, Notary Public

Commission Expires 9-11-90

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

DEED OF TRUST

FROM

TO

Attorneys Title Company
Titles Guaranteed

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

RECEIVED OF _____

FOR _____

BOOK 7038 PAGE 643

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

20[illegible]. 00- MAIT.
18.00 RSTAX
.50 PRFE
6.00 TOT D
CHECK 24.50-
5294A 11/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62643

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FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11283