Installment Deed BOOK 7157 PAGE 661

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Parker (NAME)	William Parker (NAME)	MAP 91-04
1042 40th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	148 Luna Drive (STREET ADDRESS)	Parcel 048
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37211 (CITY) (ZONE) (STATE)	11W 61070

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND ($10,000.00)---------- ----------00/100 *Dollars,*

of which SEVEN THOUSAND ($7,000.00)---------- ----------00/100 *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder THREE THOUSAND ($3,000.00)---------- ----------00/100 *Dollars,*

WILLIAM PARKER

ha S *executed*

ONE INSTALLMENT DEED NOTE

IN THE AMOUNT OF THREE THOUSAND ($3,000.00) DOLLARS, at 10% interest per annum, payable to MARGARITE JONES, dated the 4th day of MARCH, 1987, providing for monthly installments beginning on the 1st day of APRIL, 1987 in the amount of SEVENTY SIX DOLLARS AND NINE CENTS ($76.09) per month for FORTY EIGHT (48) MONTHS. The last installment being due on the 1st day of MARCH, 1991.

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,

MARGARITE JONES, single

have this day bargained and sold, and do hereby transfer and convey unto the said

WILLIAM PARKER

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows.

-LAND in Davidson County, Tennessee, being the southeasterly triangular part of Lot No. 1, all of Lot No. 2 and the north 2 feet of Lot No. 3 on the Map of a Subdivision of Lots 25 and 26 of the County Lands, being a subdivision of Lot No. 42 of the Clifton Plan, as of record in Book 161, Page 169, Register's Office for said County, described according to a survey made by Harvey Gee, Surveyor, April 30, 1951, as follows:

-BEGINNING at a point in the east margin of 40th Avenue North, 94.5 feet south of the south margin of Centennial Boulevard; thence easterly, approximately parallel to the line of Lots Nos. 1 and 2, 70.3 feet; thence northeasterly 73.1 feet to a point in the west margin of an alley, which is 17 feet south to the south margin of Centennial Boulevard; thence with the margin of said alley, southeasterly 86 feet to an iron pin, which is 2 feet south of the corner of Lots 2 and 3; thence southwesterly, parallel to the line between said Lots, 125 feet to the margin of 40th Avenue North; thence with the margin of the same, northwesterly 37.5 feet to the beginning

-BEING the same property devised to Margarite Jones by First Codicil to the Last Will and Testament of Jessie Bell Williams of record in Book 6769, Page 977, Register's Office for Davidson County, Tennessee. Said Last Will and Testament probated July 15, 1983 and entered in Minute Book 285, Page 159, Recorded in Will Book 142, Page 756, Probate Court Clerk's Office for Davidson County, Tennessee. Said Property being vested in the name of Mrs. Jessie B. Smith Williams by deed from Richard Hatfield of record in Book 4427, Page 410, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 4th day of MARCH, 1987

Affiant

My commission expires: 7/21/90 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1042 40th Avenue North; Nashville, Tennessee 37209 (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

MARGARITE JONES

her *(successors),*

heirs and assigns forever do *covenant that* she is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered*

I *further covenant and bind* myself, and my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

WILLIAM PARKER

his

successors, heirs and assigns, against the lawful claims of all persons

And we, for the purpose of better and more effectually securing the payment of said two promissory notes, hereby authorize any court proceedings for the enforcement of said lien in the event default is suffered in the payment of the same, as hereinafter provided, and for the consideration of one dollar paid to each of us by the said

WILLIAM PARKER

hereinafter referred to as trustee, hereby transfer and convey unto George H. Thompson, III *, trustee, his successors and assigns, the following described real estate, with the appurtenances, to-wit: The same property described above, subject to the following uses and trusts*

I agree to keep all buildings now on, or to be hereafter erected on said property insured in some reliable fire insurance company, or companies, to the sum of $3,000.00 *, or to the maximum insurable value, until the said indebtedness herein named is fully paid, and I have the right, if any, made payable on the policy or policies, to said trustee, to the interest of the several owner or holder of said indebtedness as his interest may appear.*

03/05 35.50 - CHECK

3102

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 conveyance 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* 4th *day of* MARCH *, 19*87*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margarite Jones
MARGARITE JONES

William Parker
WILLIAM PARKER

FELIX Z. WILSON, IT. REGIS
DAVIDSON COUNTY, TN
MAR 5 10 59 AM '87
IDENTIFICATION REFERENCE
0.00

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* MARGARITE JONES & WILLIAM PARKER *the bargainor*S *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, Davidson Co., Tennessee *this* 4th *day of* MARCH *, 19* 87*.*

My commission expires 1/21/90 *Notary Public* Monica N Edwards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____*, a Notary Public of the State and County aforesaid, personally appeared* _____ *and* _____ *with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged* _____ *to be the* _____ *and* _____ *respectively of* _____*, the within named bargainor, a corporation, and that* _____ *as such* _____ *and* _____*, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said* _____ *as* _____ *and attesting the same by the said* _____ *as* _____*.*

Witness my hand and seal, at office in _____*, this* _____ *day of* _____*, 19*____*.*

_____ *Notary Public*

Commission expires _____

INSTALLMENT DEED

FROM
MARGARITE JONES

TO
WILLIAM PARKER

This Instrument Prepared By:
George H. Thompson, III
Attorney at Law
112 Stahlman Building
Nashville, Tennessee 37201

Published by
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7157 PAGE 663

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

[illegible] 35.00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.0560.

IDENTIFICATION REFERENCE

MAR 5 10 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53310