This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

George L. Huffman, et ux

TO

Owen M. Ferguson, et ux

For draftsman's use

Prepared by Robert L Taylor Attorney

Nashville Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen M. Ferguson (NAME)	(NAME)	Map 15
2744 Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 90.8
Nashville, Tn.-37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	14D24950

(FOR REGISTER'S USE)

2.45 41

IDENTIFI REFERENCE

MAY 11 11 31 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$3,300.00 George L Huffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May 19 87.

Notary Public

MY COMMISSION EXPIRES: 1-19-88

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Three thousand three hundred ($3,300.00) --- DOLLARS of which $ 1,650.00 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 Installment Deed Note in the principal amount of one thousand, six hundred and fifty ($1,650.00), payable one year from even date, with no interest charge if said Installment Deed Note is paid in full on or before the due date,

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,

George L. Huffman and wife, Mohdeen H. Huffman

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Owen M. Ferguson and wife, Mattie F. Ferguson

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

Beginning at a point in Union Hill Road, said point being the southeast corner of the land conveyed to David A. Allen and wife, Rita Allen, by deed of record in Book 3576, page 295, Register's Office for said County; thence north 2 degrees, 30' East 499 feet to a point; thence north 88 degrees 30' West 100 feet to a point; thence South 2 degrees 30' West 490 feet to a point in said Union Hill Road; thence with the said road, South 86 degrees East 100.5 feet to the point of beginning.

Being the same property conveyed to George Huffman and wife, Mohdeen H. Huffman, of record in Book 5847, page 904, Registers Office for Davidson Co., from James S. Lain and Barbara Lain.

unimproved (X) property, known as Union Hill Road, Joelton, Tn.-37080
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 wfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

rther 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 s of all persons.

AND NOW, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the 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 herein do hereby transfer and obert L. Taylor,
y unto _____ Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the ses aforesaid, only. We, the said grantees do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or

anies for at least the sum of $ ____ until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for nefit of the lawful owner and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said ees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no r force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; l to reimburse the Trustee or lawful owner and holder of said notes for all sums with interest, so expended by said Trustee, or lawful owner and holder of said notes, within thirty days from f such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all ning unpaid notes 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 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 r for cash, at public outcry, free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, 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 this conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the nts actually received by him. We further agree that in the event the Trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall itled 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:

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 advise in the premises, or for ting 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.
To the payment of all taxes which may be unpaid on said premises.
To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.
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 power and trusts may be required, the lawful owner and holder of len notes, or, if more than one, then of the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in g to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein 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 execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 9th day of May
J.

George L Huffman — Owen M Ferguson
Mohdeen H Huffman — Mattie Ferguson

TATE OF TENNESSEE)
OUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public
n and for said County and State, the within named George L. Huffman and wife, Mohdeen H. Huffman and Owen M. Ferguson and wife, Mattie F. Ferguson
he bargainors, with whom I am personally acquainted, (or proved to me on the basis of atisfactory evidence), and who acknowledged that they executed the within nstrument for the purposes therein contained.

Witness my hand and official seal at Nashville
ennessee, this 9th day of May, 19 87.
Notary Public

ommission expires 1-19-88

TATE OF TENNESSEE)
OUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and
ounty aforesaid, personally appeared _____
ith whom I am personally acquainted, (or proved to me on the basis of satisfactory
vidence), and who, upon oath, acknowledged ____self to be _____
f the _____, the within named
argainor, a corporation, and that ____he as such _____,
eing authorized so to do, executed the foregoing instrument for the purpose therein
ontained, by signing the name of the corporation by _____self as _____.

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

Notary Public

ommission expires _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7232 PAGE 258

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
			3300.00- CAMT.	
			1650.00- MAMT.	
			9.24 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	15.74-
5630A05/11/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4541

IDENTIFICATION REFERENCE

MAY 11 11 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80216