Now, if the undersigned grantors shall pay said indebtedness, and all installments thereof, when due, according to the terms hereof, or any note or notes evidencing the same and pay taxes, keep up repairs, keep said premises insured and perform the other and foregoing obligations and agreements, then this trust conveyance shall be of no further force or effect. But if grantors fail to pay said indebtedness, or any part of 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, grantors 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, or if grantors shall sell or transfer said premises or an interest thereon, without Trustee's prior written consent (provided, however, that Trustee's consent is not required in the following situations: (a) the creation of a lien or encumbrance subordinate to the lien created hereby, other than a sale by installment contract; (b) the creation of a purchase money security interest for household appliances; (c) a transfer by devise, descent or by operation 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), 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, or his agent, 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 South Door Public Square, Metro Courthouse to the highest bidder for cash, at public outcry, 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, or his agent, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may buy at any sale under this trust conveyance. Grantors agree that the Trustee or his successor may, at any time after default in the payment of any part of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. Grantors further agree that, in the event the Trustee, his successor or his agent fails, before selling said property as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon delivery to him by the Trustee of a deed for said property.

In the event of the death, absence, inability, or refusal to act of the said Trustee his successor or his agent 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 the above named Trustee shall be vested in said successor.

In the event of a sale of said property under and by virtue of this trust, the grantors 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 a deed to such purchaser, said tenancy to be determined at the option of said purchaser upon five days' written notice.

The undersigned grantors (Mortgagors) hereby also waive their statutory right of redemption.

"NOTICE"

Upon any sale under this Deed of Trust, the advertising and sale will be made in Davidson County, Tennessee, as above provided, and when made, 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, or in connection therewith as above provided.

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

Third:—The residue to be paid to grantors, or their order.

Witness our *hand(s)* s *this* 15 *day of* May *19* 87

Eva Jewell Brent
AKA Eva Jewell Carder

Richard L Carder

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, William R. Mitchell, *a Notary Public in and for said County and State,* Eva Jewell Brent/ aka Eva Jewell Carder and Richard L Carder

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

Witness my hand and official seal at Nashville *Tennessee,*

this 15 *day of* May, *19* 87.

William R. Mitchell *Notary Public*

Commission expires 1/9/89

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

RECEIVED OF _____

FOR _____

BOOK 7240 PAGE 450

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

150732 0- MAMT.
13.10 MSTAX
.50 PRFEE
6.00 TDEED
CHECK 19.60-
8783A05/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.2.3 6

IDENTIFI REFERENCE

MAY 19 10 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83297

Prepared by:
JAMES H. HILL, Attorney
310 Gallatin Road, South
Madison, Tn. 37115

BOOK 7240 PAGE 451

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CHARLES W. EVILSIZER (NAME)	SAME (NAME)	50-16 Part 12 Jo
X P. O. Box 8400 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
X Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

For and in Consideration of the sum of TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00) ---------- *DOLLARS* cash, in hand paid, the receipt of which is hereby acknowledged,

2.7.2.3 7.

IDENTIFICATION REFERENCE

MAY 19 10 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

therefore, I, G. W. HIRE, the Grantor, one of the partners of G. W. HIRE and GERALD PARMER, a partnership, *have bargained and sold, and by these presents do transfer and convey unto the said* CHARLES W. EVILSIZER, the Grantee, and his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* All of my one-half (1/2) undivided interest in and to the following described property:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the west right-of-way line of Dickerson Pike, Interstate 65 interchange and the north right-of-way line of Oakview Drive, a 50-foot road; thence,

1. With the north right-of-way line of Oakview Drive S 88 degrees 12' 00" W 93.30 feet to an iron pin set; thence,

2. With a line severing the property of G.W. Hire and Gerald Palmer as recorded in Deed Book 6141, Page 853, R.O.D.C., TN N 1 degree 47' 56" W 200.84 feet to an iron pin set; thence,

3. With the south boundary line of the property of Fletcher V. Hamblin, as recorded in Deed Book 3073, Page 405, R.O.D.C., Tn. N 88 degrees 54' 45" E 268.69 feet to an existing concrete monument; thence,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the ____ day of _____, 19__

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

4. With the west right-of-way line of Dickerson Road - Interstate 65 interchange S 23 degrees 18' 45" W 85.08 feet to an existing concrete highway monument; thence,

5. S 47 degrees 20' 26" W 184.13 feet to the point of beginning and containing 39,383 square feet or 0.90 acres more or less.

BEING a part of the same property as conveyed by Warranty Deed from Dora H. Cutrel, et al., to G. W. Hire and Gerald Parmer, as or record in Book 6141, Page 853, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee and his *heirs and assigns, forever.*

And I *do covenant with the said* Grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, the Grantor, *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee and his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* April, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. W. Hire
G. W. HIRE