Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arliss Armstrong (NAME:)	OWNER (NAME:)	81-12 448
P. O. Box 90760 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-12 449
Nashville, TN 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 7290 PAGE 644

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND ----------$100,000.00----------and No/100---------- *Dollars,*
of which THIRTY THOUSAND ----------$30,000.00---------- and No/100---------- *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder. SEVENTY THOUSAND----------$70,000.00----------and No/100---------- *Dollars,*

Arliss Armstrong *has executed*
an installment note of even date to Richard A. Lewis and wife, Delores A. Lewis payable in installments including principal and interest as therein provided and the terms of which are incorporated herein by reference.

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, We, Richard A. Lewis and wife, Delores A. Lewis

have this day bargained and sold, and do hereby transfer and convey unto the said
Arliss Armstrong
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

SEE ATTACHED EXHIBIT "A"

4371 7.
IDENTIFICATION REFERENCE
Jul 8 9 49 AM '87
FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $70,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 12th day of June 19 87

Affiant

My commission expires: ~~1/19/88~~ 3-11-90 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 1310 & 1312 8th Avenue North, Nashville, TN 37208
(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
Arliss Armstrong
(successors), heirs and assigns forever. We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

further covenant and bind our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Arliss Armstrong *(successors), heirs and assigns, against the lawful claims of all persons.*

And now, for the purpose of better and more effectually securing the payment of said Two indebtedness, rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said
Arliss Armstrong
hereinafter referred to as trustors, hereby transfer and convey unto Richard Manson *, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors agree to keep all buildings now on, or to be hereafter erected on, said property, insured in some reliable fire insurance company, or companies, for the sum of $ insurable amt. *or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.*

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 Register's 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* 12th *day of* June, *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.*

Richard A. Lewis
RICHARD A. LEWIS

Arliss Armstrong
ARLISS ARMSTRONG

Delores A. Lewis
DELORES A. LEWIS

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* Richard A. Lewis, Delores A. Lewis, Arliss Armstrong, *the bargainor* _____, *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, Tennessee, *this* 12th *day of* June, *19* 87.

My commission expires 1-19-88 *Notary Public*

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
RICHARD A. LEWIS and wife,
DELORES A. LEWIS

TO
ARLISS ARMSTRONG

PREPARED BY:
MANSON, JACKSON & ASSOCIATES
1314 5th Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726

• Published by

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

EXHIBIT "A"

Land in Davidson County, Tennessee;

TRACT I: Being Lot No. 49 on the Plan of the North Nashville Real Estate Company's Property, as of record in Book 21, page 105, Register's Office for said County.
Said Lot No. 49 fronts 50 feet on the easterly side of Eighth Avenue North, formerly McGavock or Spruce Street and runs back between parallel lines 160 feet to an alley.

TRACT II: Being Lot No. 51 and the northerly 24 feet of Lot No. 53 in North Nashville Real Estate Company's Plan, as of record in Book 21, page 105, Register's Office for said County.
Said Lot No. 51 and the northerly 24 feet of Lot No. 53 front together 74 feet on the easterly side of 8th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Richard A. Lewis, Trustee, by deed from Minnie Belle Morgan, unmarried of record in Book 6387, page 699, Register's Office, Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the property conveyed to the State of Tennessee, by deed from Minnie Bell Morgan, of record in Book 6167, page 48, described as follows, to-wit:

BEGINNING at the point of intersection of the north boundary of Archie G. Duke and the east margin of 8th Avenue North; thence with the said east margin North 27 degrees 26 minutes West 74 feet more or less to a point; thence with the south boundary of Minnie B. Morgan eastwardly 2 feet more or less to a point; thence with the proposed right-of-way with a curve left and southwardly 74.09 feet to a point; thence with the said north boundary westwardly 6 feet more or less to the point of beginning and containing 278 square feet and being part of the property conveyed by Dollie Mai Flatt to Minnie Bell Morgan of record in Book 1851, page 345, Register's Office for Davidson County, Tennessee.

Temporary construction easement outside the proposed right-of-way line. The title to the property described below remains vested in the Grantor and is to be used by State of Tennessee, its contractors or its assigns for a period of three (3) years.
BEGINNING at the point of intersection of the north boundary of Archie G. Duke and the proposed right-of-way, described above; thence with the said proposed right-of-way with a curve right and northwardly 74.09 feet to a point; thence with the south boundary of Minnie B. Morgan northeastwardly 2 feet more or less to a point; thence with the slope line southwardly 74 feet more or less to a point; thence with the said north boundary southwestwardly 1 foot more or less to the point of beginning and containing 146 square feet.

Being the same property conveyed to Richard A. Lewis and wife, Delores A. Lewis by quitclaim deed from Richard A. Lewis, Trustee and Ralco Investments, Inc., of record in Book 7192, page 814, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7290 PAGE 647

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
			100000.00- CONT.	
			70000.00- MONT.	
			280.00 CSTAX.	
			60.00 MSTAX.	
			.50 PRFEE.	
			9.00 MDEED	
			CHECK	357.50-
753UA07/08/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.37.17.

IDENTIFICATION REFERENCE

JUL 8 9 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.101751