This instrument was prepare by Jerry W. Hamlin, Atty., 102 N. Main Street, Ashland City, Tenn. 37015

Installment Deed

BOOK 7351 PAGE 429

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Jeffrey Allen	Jeffery Allen	12D28520
(NAME:) 2912 Highland Drive	(NAME:) 126 Kingston Street	Map 60-12
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37207	(STREET ADDRESS) Nashville, Tenn. 37207	Par "
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND AND NO/100 ($35,000.00) *Dollars, of which* FIVE THOUSAND AND NO/100 ($5,000.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* THIRTY THOUSAND AND NO/100 ($30,000.00) *Dollars,* Jeffrey Allen and wife, Donna Allen, *have executed* their note of even date herewith in the principal amount of $30,000.00 payable to the order of Jack Haynes, payable in 216 equal consecutive monthly installments of $299.95 each, the first installment due October 14, 1987, and one installment due and payable on the 14th. day of each consecutive month until the entire note has been paid in full, said note bears 10% interest and each installment includes principal and interest to be applied first to payment of interest and remainder to payment on the principal,

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, I, Jack Haynes, unmarried, *have this day bargained and sold, and do hereby transfer and convey unto the said* Jeffrey Allen and wife, Donna Allen, their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 31 and 32 and the southerly 15 feet of Lot No. 30, Block A, on the Plan of Highland Park, as shown of record in Book 974, Page 33, Register's Office of said County.

Said lots and part of lot adjoin and front together 65 feet on the westerly side of Highland Drive and run back between parallel lines 171 feet to a dead line.

And being the same tract of land conveyed to Jack Haynes and wife, Harvey Haynes, by deed from Robert J. Carney, unmarried, of record in Book 3915, Page 889, Register's Office of Davidson County, Tennessee. Upon the death of Harvey Haynes, title to said property vested in Jack Haynes as surviving tenant by the entirety.

Taxes for 1987 will be prorated, the Seller's share paid to the Purchasers, and payment of said taxes assumed by the purchasers.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value whichever is greater for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 14th day of September, 19 87

Affiant: Jeffrey Allen

My commission expires: 9/18/89 (Affix seal)

Notary Public: Sue C Hamlin

This is { } unimproved { } improved property, known as (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 Jeffrey Allen and wife, Donna Allen, and their ~~XXXXXXX~~ *heirs and assigns forever.* I *covenant that* I am *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 myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jeffery Allen and wife, Donna Allen, and their ~~XXXXXXX~~ *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 lien 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 Jeffery Allen and wife, Donna Allen, *hereinafter referred to as trustors, hereby transfer and convey unto* Jim Johnson, *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 $ 30,000.00, *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 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 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 any 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 word "Trustors" when used herein shall apply to parties both singular and plural.

Witness our hand S this 14th. day of September, 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.

Jeffrey Allen

Donna Allen

Jack Haynes

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ }
CHEATHAM

Personally appeared before me, Rebecca Stewart, a Notary Public in and for said County and State, Jack Haynes, unmarried and Jeffrey Allen and wife, Donna Allen,

the within named bargainor....., 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 Ashland City, Tennessee, this 14th. day of September, 1987

Sue E Gilliland, Notary Public

Commission expires 9/18/89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

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

.....Notary Public

Commission expires.....

FILED FOR RECORD
SEP 14 1 43 PM '87
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

IDENTIFICATION REFERENCE
64903

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is $39,000.00

INSTALLMENT DEED

FROM
JACK HAYNES, UNMARRIED

TO
JEFFERY ALLEN AND WIFE,
DONNA ALLEN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

BOOK 7351 PAGE 430

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7351 PAGE 431

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
		35000.00-	CAMT.	
		30000.00-	MAMT.	
		98.00	CSTAX	
		28.00	MSTAX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	132.50-
		2221A09/14/87 BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64903

IDENTIFICATION REFERENCE

SEP 14 1 43 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 15904