BOOK 7362 PAGE 202

This Instrument Prepared By:

GORDON & BOTTOREF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

INSTALLMENT DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Frances A. Alexander Weston Johnson 2401 Brasher Avenue Nashville, Tennessee 37206	Owner	72-13-151

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $52,900.00.

Frances A. Alexander
Affiant

SUBSCRIBED AND SWORN TO before me, this 24th day of September 24, 1987.

Francene W Farris
Notary Public

My Commission Expires: 12/5/88

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FOR AND IN CONSIDERATION of the sum of Fifty-Two Thousand Nine Hundred and 00/100 Dollars ($52,900.00) of which Forty-Seven Thousand Nine Hundred Forty-Six and 30/100 Dollars ($47,946.30) has been paid in cash by FRANCES A. ALEXANDER AND WESTON JOHNSON, as Joint Tenants with Right of Survivorship, (the "Grantees" herein), the receipt of which is hereby acknowledged by SUSIE G. HUDGENS, a widow, (the "Grantor" herein), and for the remaining Five Thousand Three Hundred Thirty-Three and 46/100 Dollars ($5,333.46), the said Grantees herein have executed their promissory note of even date herewith in the said amount of Five Thousand Three Hundred Thirty-Three and 46/100 Dollars ($5,333.46) payable to the order of the said Grantor herein on or before October 15, 1987, with said note providing for payment of attorney's fees, and for which to secure the payment of said note indebtedness, principal, interest and attorney's fees a vendor's lien is expressly retained by the said Grantor on the property herein conveyed;

NOW THEREFORE, SUSIE G. HUDGENS, a widow, the Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said FRANCES A. ALEXANDER AND WESTON JOHNSON as Joint Tenants with Right of Survivorship, their heirs, successors and assigns, that certain tract of land described as follows, to wit:

Being lot No. 111 on the Map of Trevecca Subdivision of Renraw, of record in Book 421, pages 72 and 73, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the northwest corner of Brasher and Strouse Avenues, being the southeast corner of said lot No. 111; thence with the westerly margin of Brasher Avenue northerly 58 feet to the corner of lots Nos. 111 and 112; thence westerly with the line between said two lots 200 feet to the easterly margin of an alley; thence with the easterly margin of said alley southerly 122 feet, more or less, to the

northerly margin of Strouse Avenue; thence with the northerly margin of said Avenue easterly 225 feet to the beginning.

Being the same property conveyed to J. J. Hudgens and wife, Susie G. Hudgens, by Warranty Deed from Byron H. Gentry and wife, Thelma Gentry, of record in Book 2042, page 438, Register's Office, Davidson County, Tennessee; the said J. J. Hudgens having since died.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said FRANCES A. ALEXANDER AND WESTON JOHNSON, their heirs, successors and assigns forever. The said SUSIE G. HUDGENS does covenant with FRANCES A. ALEXANDER AND WESTON JOHNSON that she is lawfully seized and possessed of said land in fee simple, that has a good right to convey it, and same is unencumbered.

SUSIE G. HUDGENS, further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real property to the said FRANCES A. ALEXANDER AND WESTON JOHNSON, their heirs, successors and assigns, against the lawful claims of all persons claiming by or through the said Grantor.

AND NOW, for the purpose of better and more effectually securing the payment of the said indebtedness of the Grantor, rendering unnecessary court procedings for the enforcement of the said vendor's lien in the event of the non-payment of the said indebtedness referred to herein as it is due and payable or matures, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees herein, FRANCES A. ALEXANDER AND WESTON JOHNSON, (hereinafter referred to as the "Trustor"), hereby transfer and convey unto T. Vance Little, (hereinafter referred to as the "Trustee"), his successors and assigns, all of their right, title and interest in and to the real property hereinbefore described, together with the appurtenances, estate, title and interest thereto belonging to the said Trustor upon the following uses and trusts:

Trustor agrees to keep all buildings and improvements now on, or to be hereafter erected on said property, which has not been released herefrom, insured in some reliable fire insurance company, or companies, for the maximum insurable value of said buildings or improvements until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to the aforesaid Trustee for the benefit of the lawful owner or holder of said indebtedness as their interests may appear.

Trustor further agrees (a) to pay all taxes and assessments thereon, general or special, and to pay them when due, to the holder of said indebtedness 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; and (b) 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, to pay for or reimburse the Trustee or the lawful holder or holders of said indebtedness for the reasonable costs and expenses, including attorney's fees, which may be paid or payable to such appearance or proceedings, by Trustor or the lawful owner or holder of said indebtedness, upon demand, and, upon Trustor's failure to do any of these things, then and in that event the said Trustee, or the lawful owner and hold of said indebtness may do or pay any or all of these things and the amounts so paid shall bear ten percent (10%) interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

NOW, if Trustor shall pay the indebtedness, taxes and insurance 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 shall be of no further force or effect. But if said indebtedness, taxes or insurance, or any installment thereof, or interest

thereon, is not paid promptly when due, or if failing to keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, Trustor fails 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 (30) days from date of demand for 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, may be accelerated and 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 (20) 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, and all other rights of redemption prior to or following foreclosure, statutory or otherwise, including, but not limited to rights set forth in T.C.A. §66-8-101, et seq. homestead, dower and all other exemptions of every kind, all of 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 Trustor may bid at any sale under this trust conveyance. The Trustee may, at any time after default in the payment of said indebtedness, enter and take possession of said property. It is further agreed that even 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 Trustor, its 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 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.

WITNESS our hands, respectively, this 24th day of September, 1987.

GRANTOR:

Susie G Hudgens
SUSIE G. HUDGENS

GRANTEE AND TRUSTOR:

Frances A. Alexander
FRANCES A. ALEXANDER

Weston Johnson
WESTON JOHNSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public of and for said county and state, SUSIE G. HUDGENS, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office in Brentwood, Tennessee, this 24th day of September, 1987.

Francene W Carr
Notary Public

My Commission Expires: 12/5/88

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of and for said county and state, FRANCES A. ALEXANDER, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office in Brentwood, Tennessee, this 24th day of September, 1987.

Francene W Carr
Notary Public

My Commission Expires: 12/5/88

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of and for said county and state, WESTON JOHNSON, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office in Brentwood, Tennessee, this 24th day of September, 1987.

Francene W Carr
Notary Public

My Commission Expires: 12/5/88

68540

IDENTIFICATION REFERENCE

SEP 25 10 10 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

52900.00- CAMT.
148.12 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 160.62-
6430A09/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 5 4 0

IDENTIFICATION REFERENCE:

SEP 25 10 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20018