BOOK 7469 PAGE 760

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

Robert Lynn Canady and wife,

Marjorie G. Canady

TO

Harold G. Bowers

For draftsman's use

This instrument prepared by:
Dinah L. Clark
Attorney at Law
Suite 622 - 1101 Kermit Drive
Nashville, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold G. Bowers (NAME)	General Realty Company (NAME)	Map 105-10
2102 Grantland Avenue (STREET ADDRESS OR ROUTE NUMBER)	819 Woodland Street (STREET ADDRESS)	Parcel 237
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

0 5 0 7 1

IDENTIFICATION REFERENCE

FEB 16 2 11 PM '88

DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 52,000.00 Harold G Bowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 19 88.

Jessica Hutton
Notary Public

MY COMMISSION EXPIRES: 11-12-88

(AFFIX SEAL)

NOTARY PUBLIC

FOR AND IN CONSIDERATION OF the sum of Fifty Two Thousand and no/100---------- ($52,000.00) ---------- DOLLARS

of which $ 7,000.00 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 one promissory note of even date herewith, bearing interest at the rate of 10% per annum, in the original principal sum of $45,000.00, payable to the order of Robert Lynn Canady and wife, Marjorie G. Canady, payable in monthly installments of $394.91 each, commencing March 1, 1988 and continuing in a like sum for 360 consecutive monthly payments or until fully paid, both principal and interest. Payments when made will be applied first to interest due, balance to principal.

In addition thereto grantees shall pay a monthly sum equal to 1/12th of the annual hazard insurance premium and 1/12th of the annual realty taxes, to be held in escrow by note holder for payments when due. Grantee has option of paying hazard insurance, naming mortgagee insured.

A late charge in the sum of 5% of any monthly installment due shall be charged and paid on any monthly payment not paid to and received by note holder on or before the 10th day of the month in which due.

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,

Robert Lynn Canady and wife, Marjorie G. Canady

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Harold G. Bowers, unmarried

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

Land in Davidson County, Tennessee, being Lot No. 18 in the C. S. Chadwell's Second Roycroft Subdivision, as of record in Book 421, page 176, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the southerly side of Roycroft Avenue and runs back between parallel lines 150 feet to an alley.

Being a part of the property conveyed to Robert L. Canady and wife Marjorie G. Canady by deed from S. K. Grayson and wife, Frances E. Grayson of record in Book 5696, page 469 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to installment deed of record in Book 5696, page 469 as modified in agreement of record in Book 6531, page 38, Register's Office for Davidson County, Tennessee, not assumed by grantee, which grantors agree to pay in accordance with the terms therein stated (as modified) and the Vendor's Lien herein created is subordinated thereto and the above described lien(s) is (are) encompassed herein and should grantors for any reason fail to pay said lien(s) as agreed, grantee or assigns may proceed to pay same and deduct such payments from amounts due on the Vendor's Lien.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING PURPOSES IS $45,000.00

This is improved (X) unimproved ( ) property, known as 759 Roycroft Place, Nashville, Tennessee 37203
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

6696 RT 10 SCH A 105.10

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 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.

We further covenant and bind ourselves, our heirs and represenatives, to warrant and forever defend the title to the said real estate to said grantees, their 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event 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 convey unto D.L. Clark Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes 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 companies for at least the sum of $ ins. val. 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 the benefit 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 taxes 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 these 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 grantees, 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 further 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; we fail 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 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 notes, or any of said notes then past due and unpaid, all remaining 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 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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 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 net rents 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 possesion 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 advise 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 notes 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 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 said lien 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 writing 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, the said grantors and grantees, have hereunto set our hands this the 30th day of January, 19 88.

Robert L. Canady

Marjorie G. Canady

Harold G. Bowers

STATE OF VIRGINIA
COUNTY OF Albemarle

Personally appeared before me Joann P. Rose, a Notary Public in and for said County and State, the within named Robert L. Canady and wife, Marjorie G. Canady, the bargainors, 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 contained therein.

WITNESS my hand and official seal at Charlottesville, Virginia, this 30th day of January, 1988.

Joann P. Rose
NOTARY PUBLIC
My commission expires: May 29, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

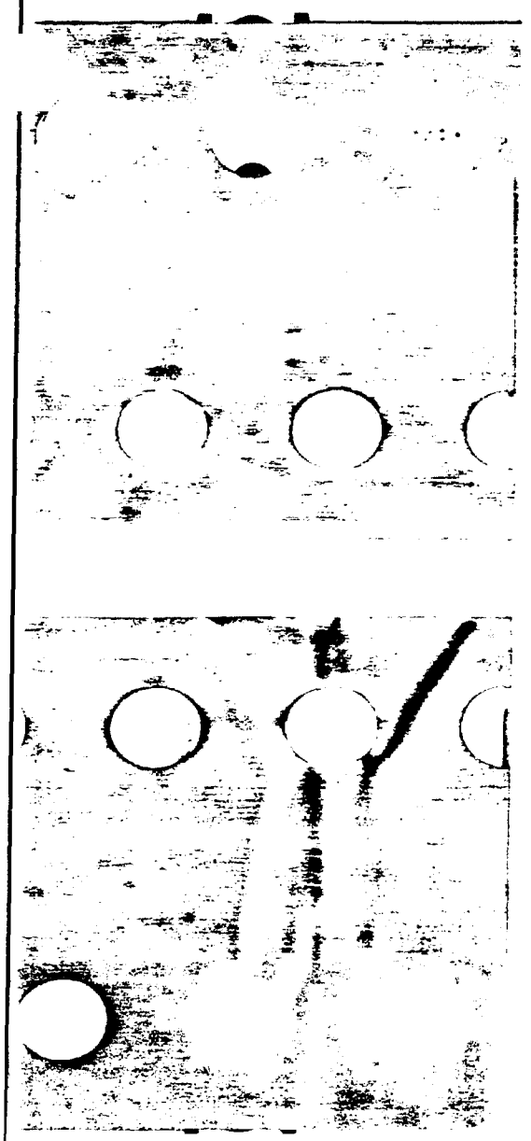
Personally appeared before me Teresa Hutton, a Notary Public in and for said County and State, the within named Harold G. Bowers, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee this 4th day of February, 1988.

Teresa Hutton
NOTARY PUBLIC
My commission expires: 11-23-90

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

CAMT 52000.00
MAMT 45000.00
CON TX 145.60
MOR TX 43.00
PRFEE 0.50
WDEED ~~6.00~~
TOTAL ~~195.10~~
CHECK 195.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/88 01 14:14 0001 6996

05.07.1

IDENTIFI REFERENCE

FEB 16 2 11 PM '88

DAVIDSON COUNTY, TN

No. 61787