This Instrument was prepared by: **Installment Deed** BOOK 7654 PAGE 930

Ambrose W. J. Clay, P.O. Box 22642, Nashville, TN 37202

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis L. Cason, Etux	SAME	165-298
(NAME) Route I, Box 92	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Thompson Station, TN 37179	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of - - - - - - - - - - - - - - - - - - -FOUR THOUSAND AND FIVE HUNDRED ($4,500.00) AND 00/100 - *Dollars, of which* - TWO THOUSAND AND 00/100 ($2,000.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder*, of TWO THOUSAND AND FIVE HUNDRED AND 00/100 - *Dollars,*

Dennis L. Cason And Wife, Alice F. Cason *have executed* and delivered one (1) note, in the amount of $2,500.00, payable to the order of Ambrose W. J. Clay, in monthly installments of Fifty AND 00/100 DOLLARS each, due respectively on the 19th day of October, 1988, and each consecutive month immediately following the date of said note at 10% interest per annum on the unpaid balance of principal amount due on said note, by applying said payments first to the interest at the said rate, on said note, until the entire amount of principal and interest are paid in full,

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $2,500.00."

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, AMBROSE W. J. CLAY, Widower,

have this day bargained and sold, and do hereby transfer and convey unto the said Dennis L. Cason AND WIFE, Alice F. Cason

Their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being part of Lot No. 27 in the Old Fair Grounds plan of lots as of record in Book 21, page 116,R.O.D.C. Tenn. Said part of Lot No. 27 Begins at a point on the west side of Creek St. Formerly Front St. and 50 feet south of the northeast corner of said lot No. 27; Running Thence westwardly with the southly line of William Mitchell's lot, 150 feet, more or less, to a point,Thence southwardly with said Creek Street, 50 feet, Thence eastwardly parallel with said Mitchell's Lot 50 feet therefrom 150 feet, more of less,to the west margin of said Creek Street,Thence northwardly with west margin of said Creek Street, 50 feet to the place of beginning.

Being the same property conveyed to Mykolay NaHay by W.H. Whitsitt, Trustee, by deed dated August 4th, 1924, and recorded in Book 700, page 113,RODC, TN, being the same property conveyed to John O. Barr, etux by installment Deed dated July 2, 1929, of record in Book 842, RODC,TN, and being the same property conveyed to Ambrose W. J. Clay by deed from Harry Barr, only Living heir at law, of record in Book 5048, Page 939, RODC, Tenn.

Note Harry Barr was the only living heir of John O. Barr, and Wife, Mary Barr.

STATE OF TENNESSEE COUNTY OF DAVIDSON	The actual consideration or value whichever is greater, for this transfer is $4,500.00
Subscribed and sworn to before me, this the 19th day of September 1988	Dennis L. Cason — Affiant
My commission expires: 10/9/91 (Affix Seal)	Annette Weeks — Notary Public

This is unimproved ( ) improved ( ) property, known as (House Number) Creek Street (Street) Nashville, Tennessee 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 Dennis L. Cason AND Wife, Alice F. Cason Their *(successors), 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.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dennis L. Cason, And wife, Alice F. Cason Their *(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 Len 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 Dennis L. Cason And wife, Alice F. Cason

hereinafter referred to as trustors, hereby transfer and convey unto Andrew W. Clay *, 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 $, 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 19th day of September, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dennis L. Cason

Alice F. Cason

RUSH
SEP 19 10 04 AM '88
REGISTER'S OFFICE DAVIDSON COUNTY, TN.

TENNESSEE REAL ESTATE TRANSFER TAX
SEP 19 1988
$ 6.84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annette Wears, a Notary Public in and for said County and State, Dennis L. Cason, Alice F. Cason, and Ambrose W. J. Clay

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 19th day of September, 1988

Annette Wears
Notary Public

Commission expires 10/9/91

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 .....

8134 09/19 0101 03CHECK 21.93

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

..... Notary Public

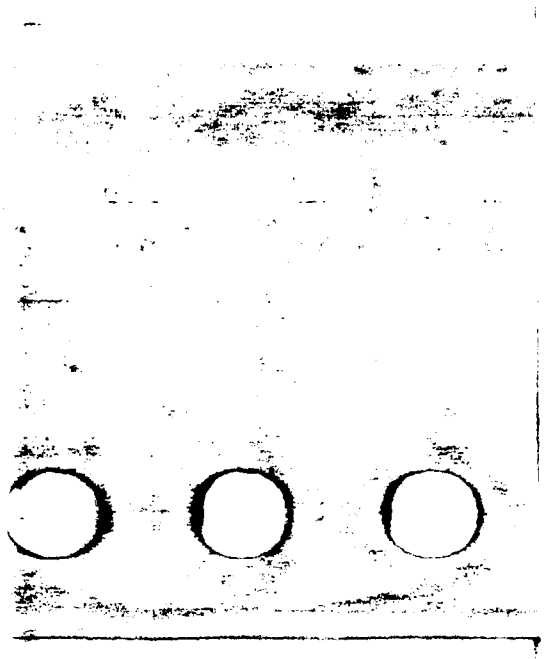
Commission expires .....

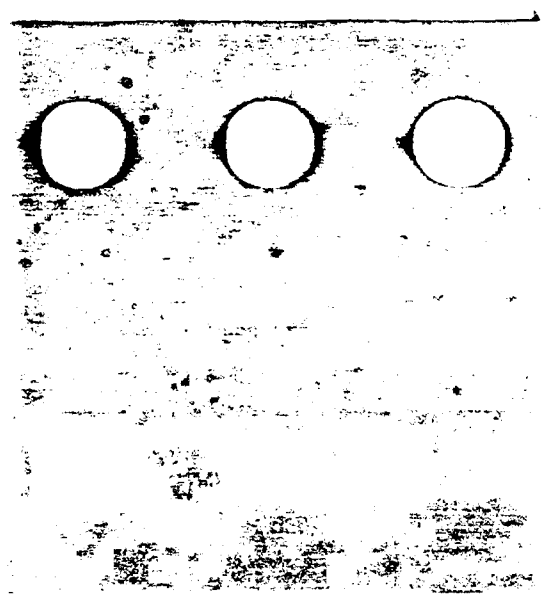
INSTALLMENT DEED

FROM

TO

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





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7654 PAGE 932

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	4500.00
			MAMT	2500.00
			CON TX	14.85
			MOR TX	0.58
			PRFEE	0.50
			WDEED	6.00
			TOTAL	21.93
			CHECK	21.93
09/19/88	01	10:05 0001	8134	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68474

IDENTIFICATION REFERENCE

SEP 19 10 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.135140