This instrument was prepared by Haynes & Cannon, 140 North Main St., Goodlettsvill TN, 37072

Installment Deed

mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe B. & Nancy J. Webb	Nancy & Joe Webb	71-11
(NAME:) 1417 Dickerson Road	(NAME:) 1417 Dickerson Road	Par. 35
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37207	(STREET ADDRESS) Nashville, TN 37207	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 7757 PAGE 577

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED & TWENTY FIVE THOUSAND ($425,000.00) *Dollars, of which* TWENTY FIVE THOUSAND ($25,000.00) *Dollars, the receipt of which is hereby acknowledged, and for the remainder* FOUR HUNDRED THOUSAND ($400,000.00) *Dollars,*

Joe B. Webb and Nancy J. Webb *have executed*

their note of even date herewith for the sum of FOUR HUNDRED THOUSAND ($400,000.00) DOLLARS, payable in 180 monthly installments of FOUR THOUSAND, FIFTY SEVEN DOLLARS AND 06/100 ($4,057.06), beginning on January 1, 1989, and each month thereafter a like sum until the balance is satisfied, including interest at the rate of nine percent (9%) per annum

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, Walter B. Greer and wife, Virginia Greer *have this day bargained and sold, and do hereby transfer and convey unto the said* Joe B. Webb and wife, Nancy J. Webb *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

See attached Exhibit A.

Maximum principal indebtedness for Tennessee tax recording purposes is $400,000.00

3837 01/24 0101 03CHECK 1869.70

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING ON THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is 425,000.00

Affiant

Subscribed and sworn to before me, this the 16 day of January, 1989

Notary Public

My commission expires 9-11-90

(Affix Seal)

This is improved (X) unimproved property, known as 1417 Dickerson Rd., Nashville, TN 37207 (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 Joe B. Webb and wife, Nancy J. Webb, their *(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.* We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe B. Webb and wife, Nancy J. Webb, 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 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 Joe B. Webb and wife, Nancy J. Webb *hereinafter referred to as trustors, hereby transfer and convey unto* Grayson Smith Cannon, *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 $ 425,000.00 *, 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 this 16th day of January, 1989, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter B. Greer
WALTER B. GREER

Virginia Greer
VIRGINIA GREER

Joe B. Webb
JOE B. WEBB

Nancy J. Webb
NANCY J. WEBB

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* WALTER B. GREER, VIRGINIA GREER, JOE B. WEBB and NANCY J. WEBB

*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 Goodlettsville, *Tennessee, this* 16 *day of* January, 1989

Raymond L. Stamps
Notary Public

Commission expires 9-11-90

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*.....

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IS UNSATISFACTORY WHEN RECEIVED

.....*Notary Public*

Commission expires .....

INSTALLMENT DEED

FROM
Walter & Virginia Greer

TO
Joe B. & Nancy J. Webb

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Tract # 1

Being a part of Lot No. 17 on the Plan of W. B. Dews Subdivision as of record in Book 332, page 53 Register's Office, Davdison County, Tennessee and described as follows:

Beginning at an iron stake at the intersection of the southerly margin of Gatewood Avenue and the easterly margin of Dickerson Road;

Thence, with the southerly margin of Gatewood Avenue, South 85 degrees, 54' East 86.85 feet to an iron stake;

Thence, leaving said Gatewood Avenue, South 4 degrees 06' West 144.3 feet to an iron stake; said stake being in the common line of lots 17 & 18 of said subdivision;

Thence, with the line between lots 17 & 18, North 83 degrees, 39' West 115.1 feet to an iron stake, said stake being on the easterly margin of Dickerson Road;

Thence, with said margin of Dickerson Road with a curve to the left (radius 2,897.93'), 142.46 feet to the point of beginning and containing 0.329 acres according to a survey dated March 4, 1966 by Parrish Engineers, Inc., 2907 Granny White Pike, Nashville, Tennessee.

Tract #2

Being a part of Lot 17 on the Plan of W.B. Dews Subdivision as of record in Book 332, page 53, Register's Office, Davdison County, Tennessee and described as follows:

Beginning at an iron stake on the southerly margin of Gatewood Avenue and being 86.85 feet east of the easterly margin of Dickerson Road;

Thence, with the southerly margin of Gatewood Avenue, South 85 degrees, 54' East 154.85 feet to an iron stake, said stake being on the westerly margin of a 10 foot alley;

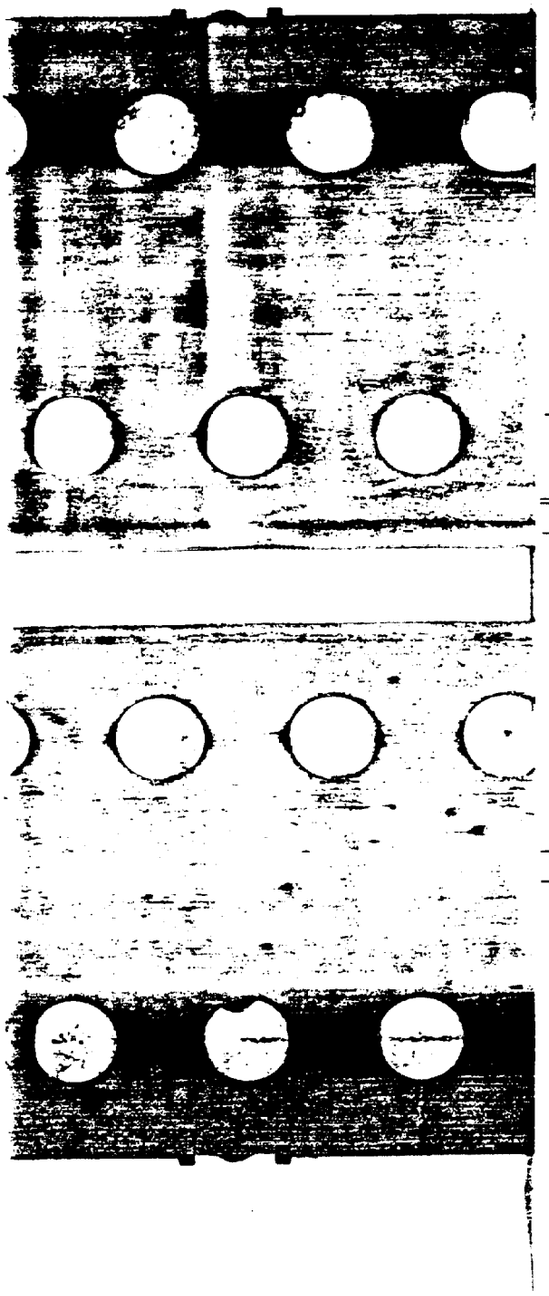
Thence, with said westerly margin of the 10 foot alley, South 6 degrees, 30' West 150.00 feet to an iron stake, said stake being the common corner of Lots 17 & 18 in said subdivision;

Thence, with the line between lots 17 & 18, North 83 degrees, 39' West 148.7 feet to an iron stake, said stake being the southeast corner of Tract No. 1;

Thence, North 4 degrees, 06' East, 144.3 feet to the point of beginning and containing 0.513 acres according to a survey dated March 4, 1966 by Parrish Engineers, Inc., 2907 Granny White Pike, Nashville, Tennessee.

Being the real property conveyed to Walter B. Greer and wife, Virginia Greer, by deed from Clay Simpson and wife, Vera May Simpson of record in Book 3993, page 366, said Register's Office and by deed from Clay Simpson and wife, Vera May Simpson of record in Book 3992, page 362, Said Register's Office.

FILED FOR RECORD
DAVIDSON COUNTY, TN
JAN 24 3 03 PM '89
IDENTIFICATION REFERENCE
03650



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

RECEIVED OF _____

FOR _____

BOOK 7757 PAGE 580

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
				CAMT 425000.00
				MAMT 400000.00
				CON TX 1402.50
				MOR TX 457.70
				PRFEE 0.50
				WDEED 9.00
				TOTAL 1869.70
				CHECK 1869.70
			01/24/89 01	15:05 0001 8837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03650

IDENTIFICATION REFERENCE

JAN 24 3 03 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175461