BOOK

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eugene Gilliam, Et Ux (NAME)	SAME (NAME)	Map 92-3
2217 Albion Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 164
Nashville, TN. 37208 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Twenty-Seven Thousand and No/100 ---------- ----------($ 27,000.00)---------- DOLLARS

of which $ 2,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed their promissory note of even date payable to Odel Couch and wife, Mary N. Couch, in the amount of $ 25,000.00, payable in 180 equal monthly installments of $ 300.05 per month, including principal and interest at 12% per annum, this being a fifteen (15) year term. An escrow account for taxes and insurance in the amount of $ 40.00 per month will be paid to mortgagors by mortgagees along with note payment to pay taxes and insurance on property until mortgage is paid off in full, making total note payment $ 340.05 per month. The first note payment due and payable on January 27th, 1989, and one on each successive 27th day of each month, until balance is paid in full.

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

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 25,000.00."

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.

We, Odel Couch and wife, Mary N. Couch,

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

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

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of the Subdivision of Lot No. 3 of the Harding Lytle Tract, as of record in Book 547, Page 72, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly side of Albion Street and runs back between lines, 164 feet, more or less, to an alley.

Being the same property to Iola H. Moore and sister Ollie Huddleston, by deed of record in Book 2739, Page 341, said Register's Office, as corrected in Book 2741, Page 475, said Register's Office, both Iola H. Moore and sister Ollie Huddletson having since died and being property conveyed to Odel Couch, by Quitclaim Deed from James Clyde Huddleston, of record in Book 5150, Page 773, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 2217 - Albion Street, Nashville, Tennessee 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zone)

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 convenant 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 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 H. E. Dixon 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 $ 25,000.00 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, 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 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 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 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 grantors 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, we, the said grantors and grantees, have hereunto set our hands this the 06th day of January 19 94

Odel Couch
Odel Couch

Mary N. Couch
Mary N. Couch

Eugene Gilliam
Eugene Gilliam

Mattie Gilliam
Mattie Gilliam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 27,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of December 19 93

My commission expires 3-3-92 (Affix Seal)

Notary Public

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, Odel Couch & Mary N. Couch, a Notary Public in and for said County and State, the within named Odel Couch and wife, Mary N. Couch the bargainors, 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 San Antonio this 26 day of Dec 19 93

Commission Expires 12-10-96

GEORGE SMOOT, JR.
Notary Public, State of Texas
My Commission Expires
12-10-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. E. Dafler, a Notary Public in and for said County and State, the within named Eugene Gilliam and wife, Mattie Gilliam the bargainors, 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 16th day of Dec 19 93

Commission Expires 3-3-92

H. E. Dafler
Notary Public.

self as

3935 02/02 0101 03CHECK 122.05

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

Notary Public

Commission Expires _____

This instrument was prepared by:

Attorney Roscoe J. Hamby, 2022-Jefferson Street, Nashville, TN. 37208
Name Address

INSTALLMENT DEED

FROM Odel Couch and wife, Mary N. Couch
TO Eugene Gilliam and wife, Mattie Gilliam

06257

IDENTIFICATION REFERENCE

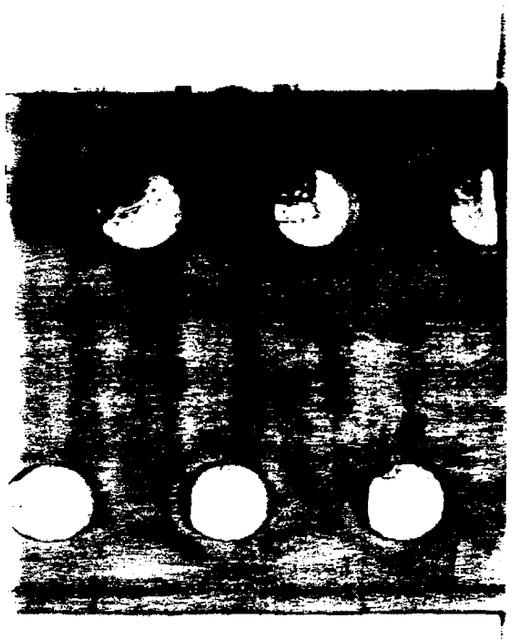
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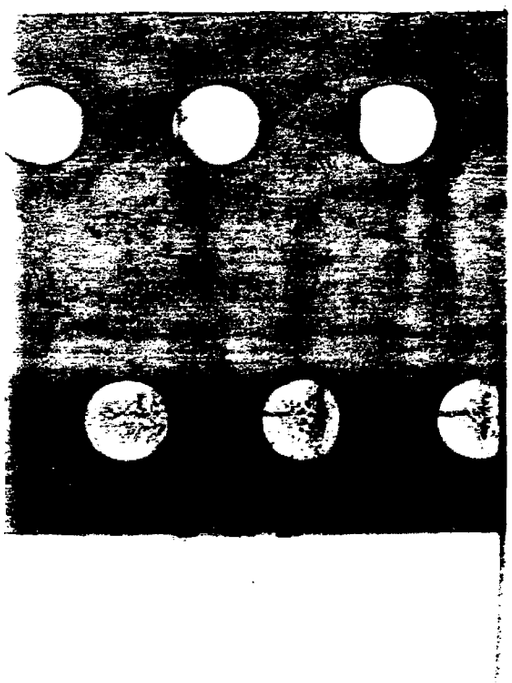
FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
314 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1005-HESSEY 8.1.75





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7764 PAGE 788

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	27000.00
MAMT	25000.00
CON TX	89.10
MOR TX	26.45
PRFEE	0.50
WDEED	6.00
TOTAL	122.05
CHECK	122.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/89 01 10:49 0001 3935

06257

IDENTIFICATION REFERENCE

Feb 2 10 07 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 178444