ADDRESS NEW OWNER		
Henry L. Davis, ETUX (NAME)	SAME (NAME)	Map 81-3
3910-Mallard Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 226 TH
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED BOOK 7840 PAGE 462

FOR AND IN CONSIDERATION OF the sum of----------Forty Thousand----------
----------($ 40,000.00)---------- DOLLARS

of which $ 3,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees Agree to assume the present 1st Mortgage of $ 31,608.01 payable to Dominion Bank of Middle Tennessee in monthly Note Payments of $ 380.00 per month including principal and interest at 11.75% per annum for 171 monthly installments as of record in Book 7628, page 406, Register's Offices for Davidson County, Tennessee, and the grantees has executed their promissory note in the amount of $ 5,391.99 payable to Harry Armtrong and wife, Patricia Armstong, in 12 equal monthly installments of $ 480.00 per month, including principal and interest at 10% per annum, this being a one (1) year term with First Note Payment due June 12, 1989, and one on the 12th day of each successive month until balance is paid in full.

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

Maximum Principal Indebtedness for Tennessee
Recording Tax Purposes is $ 5,391.99

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. Harry Armstrong and wife, Patricia Armstrong,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Henry L. Davis and wife, Magnolia Davis

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

Land in Davidson County, Tennessee, being Lots, 20 and 21 on the Plan of C.E. Raymond's Subdivision of Lot No. 22 in Owens Buena Vista Addition, as of record in Book 57, page 63, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 20 and 21 front together 100 feet on the easterly side of 12th Avenue North formerly Sangster Street, and run back between paralled lines 145 feet to an alley.

Being the same property conveyed to Harry Armstrong and wife, Patricia Armstrong by deed from Marion Lucas, Ahron H. Lucas, Sefton B. Lucas and Sayde Bubis, dated August 24, 1983, and being recorded in Book 6122, page 495 of the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 2110 and 2112 - 12th Avenue North, Nashville, Tennessee
(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 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 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 $ 37,000.00 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 outcery, 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 of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee

attorney
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 grantee 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 12th day of May, 19 89

Harry Armstrong
Patricia Armstrong

Henry L. Davis
Magnolia S. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00

Henry L. Davis
Affiant

Subscribed and sworn to before me, this the 12th day of May, 19 89

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

H. S. Dixon
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. S. Dixon, a Notary Public in and for said County and State, the within named Harry Armstrong and wife, Patricia Armstrong and Henry L. Davis and wife, Magnolia Davis the bargainor, 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, Tenn. this 12th day of May, 19 89

Commission Expires 3-3-92

H. S. Dixon
Notary Public.

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____.

Notary Public

Commission Expires _____

MAY 12 2 50 PM '89
5832 05/12 0101 03CHECK 14
32.17

This instrument was prepared by:

Attorney Ruscoe Hamby, 2022 Jefferson Street Nashville, Tennessee
Name Address

INSTALLMENT DEED

FROM
Harry Armstrong and wife, Patricia Armstrong

TO
Henry L. Davis and wife, Magnolia Davis

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
314 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2200

FORM NO. 1015-TENNESSEE (1-75)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7840 PAGE 464

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 42000.00
				MAMT 5391.99
				CON TX 138.60
				MOR TX 3.91
				PRFEE 0.50
				WDEED 6.00
				TOTAL 149.01
				CHECK 149.01
05/12/89	01			14:53 0001 5832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

327.17

IDENTIFICATION REFERENCE

Mar 12 2 50 PM '89

FELIX Z. WILSON II REGISTER

No. 209265