ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME) Bilal A. MuHammad etux	(NAME) SAME	81-16-228
(STREET ADDRESS OR ROUTE NUMBER) 2203 [illegible]	(STREET ADDRESS)	
(CITY) (ZONE) (STATE) Nashville, Tenn	(CITY) (ZONE) (STATE)	

BOOK 7851 PAGE 680

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of TWELVE THOUSAND FIVE HUNDRED ($12,500.00 AND 00/100 - DOLLARS of which $ the remainder $600.00 grantees has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for

Bilal A. MuHammad and wife, Amatullah Y. MuHammad have executed their promissory note in in the principle Sum of $12,900.00, subject to the indebtness of Record in Book 6108, page 978, payable to Citizens Bank of Nashville, Tennessee, which said note is payable to Ambrose W. J. Clay, and or Celina Clay, said note provides for attorney fees if placed in hand of an attorney for collection, said note being payable in monthly installment of $200.00 each, including interest at the rate of 12% per annum on the unpaid balance. Monthly payments are to be applied, first to the payment of interest on the principle, until the entire amount has been paid. The first payment is due April 27, 1989. This conveyance is being made subject to back taxes, and the indebtness as foresaid herein.

0714 05/30 0101 03CHECK 60.29

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $12,900.00

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.

Ambrose W. J. Clay and Celina Clay,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Bilal A. MuHammad and wife, Amatullarh Y. MuHammad

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

Being Lot No 52 in McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Regisher's Office for said County.

Said Lot No. 52 fronts 50 feet on the northerly side of Scovel Street and runs back between parallel lines, with easterly margin of Lot No. 51, 151 feet, more or less, to an alley.

BEING the same property conveyed to Larry Johnson by deed from Jack J. Cohen and wife, Bessie D. Cohne, of record in 5606, page 593, Regisher's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ambrose W. J. Clay and Celina Clay of record in 5841 page 229, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 930 (House Number) Scovel St. (Street) Nashville, Tennessee (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 ________ 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 $ Insurable 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:

RECORDER'S MEMO:

Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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 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, we, the said grantors and grantees, have hereunto set our hands this the 30 day of March 19 89

Celina Clay

Bilal A. Muhammad

Amatullah J. Muhammad

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 12,500.00

Bilal A. Muhammad
Affiant

Subscribed and sworn to before me, this the 1st day of May 19 89

Juanita Hicks
Notary Public

My commission expires Sept. 9, 1989
(Affix Seal)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Juanita Hicks, a Notary Public in and for said County and State, the within named Ambrose W. J. Clay, Celina Clay, Bilal A. Muhammad, and Amatullah J. Muhammad the 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 1st day of May, 19 89

Commission Expires Sept. 9, 1989

Juanita Hicks
Notary Public.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Juanita Hicks, a Notary Public of the State and County aforesaid, personally appeared Bilal A. Muhammad 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 _____

This instrument was prepared by:

Name Address

3673737 TENNESSEE TITLE INSURANCE CO. MAY 30 11 05 AM '89

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

INSTALLMENT DEED

FROM AMBROSE W.J. CLAY & C. CLAY

To Bilal A.Muhammad etux

Prepared by Ambrose Clay

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 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 7851 PAGE 682

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 12500.00
MAMT 12900.00
CON TX 41.25
MOR TX 12.54
PRFEE 0.50
WDEED 6.00
TOTAL 60.29
CHECK 60.29

05/30/89 01 11:06 0001 0714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

367.37

STATE OF TENNESSEE
May 30 11 05 AM '89
REGISTER'S OFFICE

No. 214060