Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy McDonald Starnes and wife, Rosemary T. Starnes		062-13-0
(NAME:) 1410 East Riverwood Drive	(NAME:) SAME	005.00
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 7852 PAGE 704

FOR AND IN CONSIDERATION of the sum of Eighty-Five Thousand ($85,000.00) *Dollars,*
of which Forty-Two Thousand Five Hundred ($42,500.00) Dollars has been paid in cash to Martha Jane Starnes Green ~~Dollars, has been paid in cash,~~
the receipt of which is hereby acknowledged, and for the remainder of Forty-Two Thousand Five Hundred ($42,500.00) Dollars, the said Billy McDonald Starnes and wife, Rosemary T. Starnes ~~XXXX~~ *have executed*
their Installment Note in said amount, of even date herewith, payable to Ann Starnes Harrell in sixty (60) equal monthly installments, including interest at 9% per annum, the first such installment in the amount of Eight Hundred Eighty-Eight and 24/100 Dollars ($888.24) being due and payable by the first day of July, 1989, and a like amount being payable on the first day of each consecutive month thereafter, until the balance of the purchase price is paid in full. Any installment or all the unpaid balance may be paid on any monthly payment date reducing the unpaid interest accordingly,

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, we, the said Ann Starnes Harrell and Martha Jane Starnes Green, both unmarried,
have this day bargained and sold, and do hereby transfer and convey unto the said Billy McDonald Starnes and wife, Rosemary T. Starnes, and their
~~(successors)~~ *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 31 on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, and described according to a copy of a survey thereof made May 15, 1937, by Z. J. Wilkinson, Surveyor, as follows:
Beginning at a point in the southerly margin of an unnamed Avenue, now called East Riverwood Drive, as widened, 200 feet east of the easterly margin of an unnamed Street; thence south 6 degrees 30' east 175 feet to a stake; thence easterly 114.5 feet to a stake; thence northerly 176 feet to the southerly margin of the first mentioned unnamed Avenue, or East Riverwood Drive; thence with the margin of the same westerly 95 feet to the beginning.

Being the same property conveyed to Alfred H. Starnes and wife, Hazel Bush Starnes, by Deed from John Curry Tuley, et ux, of record in Book 1814, page 339, said Register's Office.

Both Alfred H. Starnes and wife, Hazel Bush Starnes, are deceased, and Ann Starnes Harrell and Martha Jane Starnes Green are their only children and heirs at law. Alfred H. Starnes' personal estate is ample to meet all the estate obligations.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 85,000.00
Subscribed and sworn to before me, this the 31st day of May 19 89
Billy M. Starnes - Affiant
My commission expires: _____ (Affix Seal)
Notary Public

This is improved (X) unimproved ( ) property, known as 1410 Riverwood Drive (House Number) (Street) Nashville, Tennessee 37216 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
Billy McDonald Starnes and wife, Rosemary T. Starnes, and 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.* except for 1989 property taxes
We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees and 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 Ben 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 Billy McDonald Starnes and wife, Rosemary T. Starnes
hereinafter referred to as trustors, hereby transfer and convey unto James C. Dale, III, *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 $ 60,000.00 *, 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*

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 equity of redemption, statutory right of redemption, homestead, and all other exemptions and rights 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 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 words "Trustors" when used herein shall apply to parties both singular and plural.

Witness our hand s this 31st day of May, 19 89, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ann Starnes Harrell
ANN STARNES HARRELL

Billy McDonald Starnes
BILLY McDONALD STARNES

Martha Jane Starnes Green
MARTHA JANE STARNES GREEN

Rosemary T. Starnes
ROSEMARY T. STARNES

BOOK 7852 PAGE 705

1148 05/31 0101 03CHECK 333.58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Diana L. Rush, a Notary Public in and for said County and State, the within named Ann Starnes Harrell and Martha Jane Starnes Green, the grantors, and Billy McDonald Starnes and wife, Rosemary T. Starnes, the grantees

the bargainor s herein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1989.

My commission expires 9/26/1990 Notary Public Diana L. Rush

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

RECEIVED
MAY 31 11 18 AM '89
REGISTER

TAX
LIEN

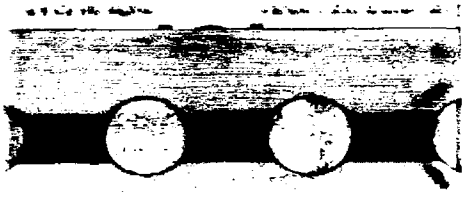
3709

INSTALLMENT DEED

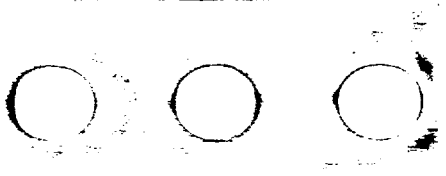
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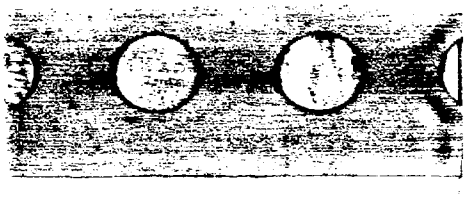
TO

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 7852 PAGE 706

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 85000.00
				MAMT 42500.00
				CON TX 280.50
				MOR TX 46.58
				PRFEE 0.50
				WDEED 6.00
				TOTAL 333.58
				CHECK 333.58
05/31/89	01			11:19 0001 1148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37066

IDENTIFICATION

MAY 31 11 18 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 214509