THE MAXIMUM INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $20,000.00

INSTALLMENT DEED

THIS INSTRUMENT WAS PREPARED BY		
Harold E. Collins, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209		
NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lois Bible Propst	SAME	Map 91-16
(NAME)	(NAME)	
211 Cliffdale Road		Parcel 25
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ($25,000.00) OF WHICH FIVE THOUSAND AND NO/100 ($5,000.00) HAS BEEN PAID BY GRANTEE FOR ALL OF WHICH GRANTOR HEREBY ACKNOWLEDGES AND FOR THE REMAINDER GRANTEE HAS THIS DATE EXECUTED HER PROMISSORY NOTE IN THE PRINCIPAL AMOUNT OF TWENTY THOUSAND AND NO/100 DOLLARS ($20,000.00) PAYABLE TO GRANTOR, MILDRED BIBLE SCOTT , SAID AMOUNT TO BE PAID IN FOUR ANNUAL INSTALLMENTS WHICH SHALL BE IN THE AMOUNT OF $5,000.00 EACH, WITH NO INTEREST, THE FIRST PAYMENT BEING DUE ONE YEAR FROM THE DATE OF THIS INSTRUMENT IN THE AMOUNT OF $5,000.00 AND A LIKE PAYMENT ON THE SAME DAY OF EACH SUCCEEDING YEAR UNTIL PAID IN FULL.

I, Mildred Bible Scott, hereinafter called the Grantor, have this day bargained and sold, and do hereby transfer and convey unto Lois Bible Propst, hereinafter called Grantee, all my right, title and interest in and to the below described property, the same being a one half undivided interest, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Park Avenue, formerly First Avenue, 135 feet easterly from the easterly margin of 46th Avenue North, formerly 5th Street, as shown on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County, being the southeast corner of the P. McF. Allen Home Place; thence with the northerly margin of Park Avenue Easterly 67 one half feet; thence at right angles northerly 150 feet; thence at right angles westerly 67 one half feet to the east line of said Allen Home Place; thence with said line, southerly 150 feet to the beginning.

Being the same property conveyed to C.D. Bible and wife, Flora M. Bible by deed from S.L. Dicus of record in Book 4205 Page 907 R.O.D.C. Tennessee. The said C.D. Bible having died August 19, 1976 survived by wife, Flora M. Bible, who died June 10, 1989, she being survived by two children, namely, Mildred Bible Scott and Lois Bible Propst, and they being the sole beneficiaries under her Last Will and Testament, unprobated, which has been filed in the Probate Court for Davidson County, Tennessee.

Henry R. Scott joins in this conveyance for the express purpose of conveying any and all right, title and interest he has in and to the above property by virtue of being married to the said Grantor.

Improved Property 4508 Park Avenue Nashville, Tennessee 37209
(House Number) (Street) (City) (State) (Zip)

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 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. Collins, 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 maximum insurable amount 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 grantors, 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 fifteen 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 fifteen days notice by weekly publications in a newspaper of general circulation, 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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 advise 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 1ST day of AUGUST, 1989.

Mildred Bible Scott
MILDRED BIBLE SCOTT

Henry R. Scott
HENRY R. SCOTT

Lois Bible Propst
LOIS BIBLE PROPST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is: $25,000.00
Subscribed and sworn to before me, this the 1ST day of AUGUST, 1989.

Lois E. Propst
Affiant

My commission expires: Harold E Collins
(Affix Seal)
3-11-90
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Bible Scott and Lois Bible Propst, the bargainors, 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 1st day of AUGUST, 1989.

Harold E Collins
NOTARY PUBLIC

My commission expires: 3-11-90

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

BOOK 7912 PAGE 949

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry R. Scott, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Louisville, ~~Tennessee~~ Kentucky, this 7TH day of AUGUST, 1989.

Timothy H. Bickett
NOTARY PUBLIC
Notary Public, State at Large, KY
My commission expires Apr. 7, 1990

My commission expires: _____

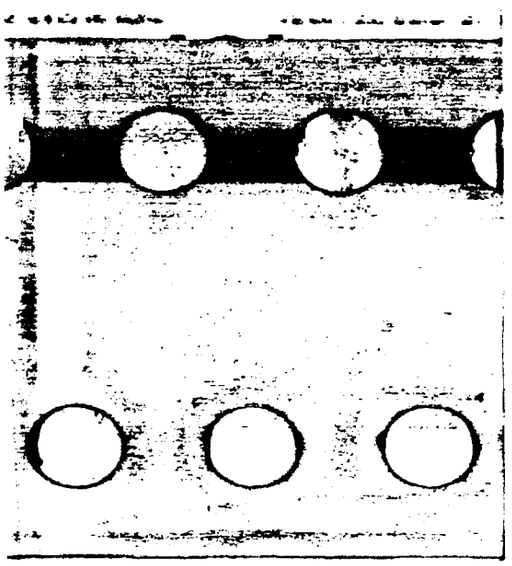
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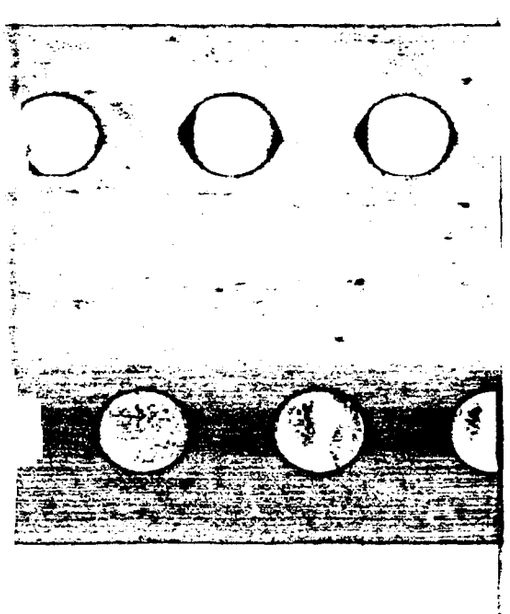
IDENTIF. TREFERENCE

AUG 11 11 33 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

4909 08/11 0101 03CHECK 116.20





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

RECEIVED OF _____

FOR _____

BOOK 7912 PAGE 950

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	25000.00
MAMT	20000.00
CON TX	82.50
MOR TX	20.70
PRFEE	1.00
WDEED	12.00
TOTAL	116.20
CHECK	116.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/11/89 01 11:35 0001 4909

57092

IDENTIF. TREFERENCE

AUG 11 11 33 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239133