Installment Deed

BOOK 8122 PAGE 714

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arnold H. Bush and wife Frances Renee Bush	Same (NAME)	Map 52 - 1 Parcel 241
750 Oakdell Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

FOR AND IN CONSIDERATION of the sum of Sixty-One Thousand and No/100 ($61,000.00)---------- Dollars,

of which Seven Thousand and No/100 ($7,000.00)---------- Dollars, has been paid in cash,

the receipt of which is hereby acknowledged, and for the remainder Fifty-Four Thousand and No/100 ($54,000.00)---- Dollars,

Arnold H. Bush and wife, Frances Renee Bush have executed an Installment Deed Note of even date herewith in the principal amount of $54,000.00 payable to the order of Shirley A. Green as therein specified. THIS INSTRUMENT is to secure said note, principal and interest and any extensions or renewals thereof, and notes given in payment of interest, and all attorney's fees, Court costs and expenses of whatever kind incident to the collection of said indebtedness and the enforcement and protection of the lien of this conveyance. THE AFORESAID note evidencing the indebtedness secured hereby shall become due and payable at the option of the holder thereof if the makers convey away the property which is subject of this instrument or if makers' equitable title thereto or interest therein shall be transferred in any manner. The holder thereof may, however, consent to such transfer; provided that such* 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, I, Shirley A. Green

have this day bargained and sold, and do hereby transfer and convey unto the said Arnold H. Bush and wife, Frances Renee Bush

their xxxxxxx (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the north one-half of Lot No. 8 and the south one-half of Lot 9, of Block "A", on the Map of Resubdivision of Power and Roth's Subdivision as of record in Book 843, Page 75, Register's Office for said County.

SAID parts of said lots adjoin and front together 50-feet on the westerly side of Oakdell Avenue, and runs back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Shirley A. Green by Quitclaim Deed from Robert C. Nixon and wife, Laura D. Nixon, of record in Book 6719, Page 477, Register's Office for said County. Norman R. Green, the husband of Shirley A. Green, joins in the execution of this instrument for the sole purpose of conveying whatever right, title or interest he may have in the subject property as the spouse of Shirley A. Green.

*consent shall not release or alter in any manner the liability of makers or anyone who has assumed this indebtedness, and further provided that any such waiver or consent for one transfer shall not preclude the holder from declaring the same due and payable for any subsequent transfer.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ GV 600

Subscribed and sworn to before me, this the 1st day of JUNE 19 90

Affiant

My commission expires: 1-11-92 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 750 Oakdell Avenue, Madison, TN 37115
(House Number) (Street) 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 Arnold H. Bush and wife, Frances Renee Bush (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Arnold H. Bush and wife, Frances Renee Bush, their xxxxxxx 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 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 Arnold H. Bush and wife, Frances Renee Bush

hereinafter referred to as trustors, hereby transfer and convey unto Darrell L. West, 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 $, 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 his interest may appear. Trustors agree to provide Shirley A. Green receipts for paid insurance premiums on or before June 1 of each year.

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.

*and to provide Shirley A. Green receipts for paid taxes on or before February 28 each year.

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 this 1 day of June, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Shirley A. Green

Norman R. Green

Frances Renee Bush

RUSH

FELIX E. DAVIS, JR. REGISTER DAVIDSON COUNTY TN
JUN 4 PM '90
IDENTIFICATION REFERENCE
3 0 8 4 6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DARRELL L. WEST, a Notary Public in and for said County and State, the within named Shirley A. Green and husband, Norman R. Green

the bargainor S, 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 this 1st day of JUNE, 1990.

My commission expires 1-11-92 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Darrell L. West, a Notary Public, of the state and county aforesaid, personally appeared Arnold H. Bush and wife, Frances Renee Bush, 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 seal at office, this 1st day of June, 1990.

My Commission Expires: 1-11-92

Notary Public

INSTALLMENT DEED

FROM
Shirley A. Green

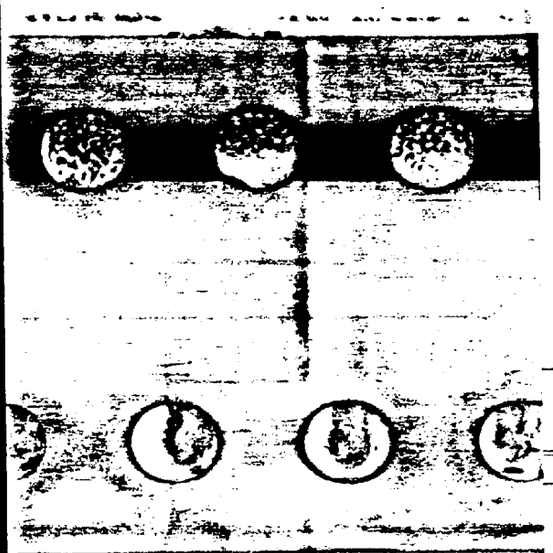
To
Arnold H. Bush and wife,
Frances Renee Bush

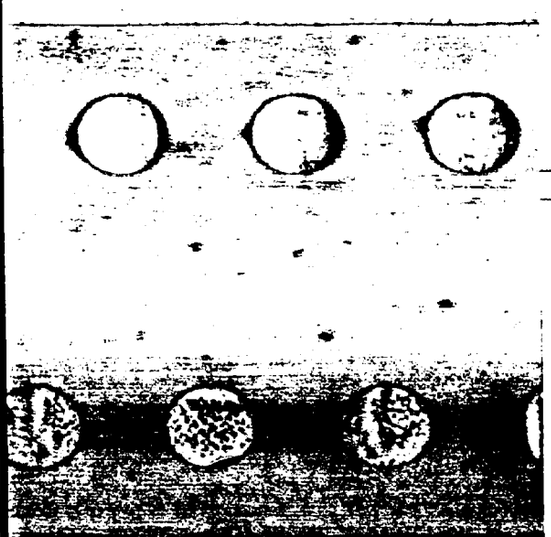
This Instrument Prepared By:
Darrell L. West
303 Church Street, Suite 102
Nashville, TN 37201

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $54,000.00.

Published by
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

268-10





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	61000.00
MAMT	54000.00
CON TX	201.30
MOR TX	59.80
PRFEE	1.00
WDEED	6.00
TOTAL	268.10
CHECK	268.10

06/04/90 01 14:44 0001 6859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30849

IDENTIF. TREFERENCE

JUN 4 2 44 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324555