Installment Deed BOOK 8386 PAGE 186

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
WILLIAM and GALE MOON	WILLIAM and GALE MOON	69-04
(NAME) 4002 Cedar Circle	(NAME) 4002 Cedar Circle	Parcel 14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37218	(STREET ADDRESS) Nashville, TN 37218	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Minimum Principle indebtedness for Tennessee Tax purposes is $26000 ~~the sum of~~ ~~and Smith~~ William Moon Gale Moon

FOR AND IN CONSIDERATION of the sum of Twenty-six Thousand Dollars ($26,000.00) *Dollars,*

of which no *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twenty-six Thousand Dollars ($26,000.00) *Dollars,*

WILLIAM MOON and wife, GALE MOON have executed

an installment deed note of even date in the amount of Twenty-six Thousand Dollars ($26,000.00) payable to LESLIE SMITH at the rate of Two Hundred Twenty-five Dollars and Sixty-four Cents ($225.64) beginning on April 1, 1991, and the Two Hundred Twenty-five Dollars and Sixty-four Cents ($225.64)on each and every first day of the following month for a total of 240 months, the same bearing interest at 8 1/2 percent per annum. THIS CAN BE PAID AT ANY PAYEING DATE IF PAID IN FULL BUT IS NOT TRANSFURABLE WILLIAM MOON AND GALE MOON ARE TO PAY THE INSURENCE AND TAXES AND KEEP CURRENT x William Moon x Gale Moon

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, LESLIE E. SMITH, a single man

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM MOON and wife GALE MOON their x William Moon x Gale Moon *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows

LAND in Davidson County, Tennessee, being Lot No. 32 or Block "CC" on the revised map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for said County.

SAID Lot No. 32 or Block "CC" fronts 100.17 feet on the easterly margin of Cedar Circle and runs back 264.3 feet on the southerly line and 270 feet on the Northerly line to a line in the rear measuring 100 feet thereon.

BEING the same property conveyed to LESLIE SMITH, a single man, by Trustee's Deed from JOHN MOON and wife, RADELL MOON of record in Book 8319, Page 959 AND PAGE 960

Maximum Principle Indebtedness for Tennessee Recording Tax Purposes is $ 96000 Leslie Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $26,000.00

Subscribed and sworn to before me, this the 19th day of March 1991

William Moon Gale Moon Affiant

Leslie Smith Seller

My commission expires 7/24/93 (Affix Seal)

Baxter M Smith Notary Public

This is ( ) unimproved (X) improved property, known as 4002 (House Number) Cedar Circle (Street) Nashville, Tn 37218 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 WILLIAM MOON and wife GALE MOON their *(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, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* WILLIAM MOON and wife GALE MOON *(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 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 WILLIAM MOON and wife GALE MOON *hereinafter referred to as trustors, hereby transfer and convey unto* EDWARD C. WHITE, *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 $ 26,000.00 *, 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 his interest may appear.*

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

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* _____ *day of* March, *19* 91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leslie Smith "Seller"

William A Moon

A. Dale Moon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, *a Notary Public in and for said County and State, the within named* LESLIE SMITH, a single person and WILLIAM MOON and wife GALE MOON

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, Tennessee, *this* 19th *day of* March, *19* 91.

My commission expires 7/24/93 *Notary Public* Baxter M Smith

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 _____

INSTALLMENT DEED

Prepared by FROM Elizabeth Smith atty

LESLIE SMITH
a single man

To

WILLIAM MOON and
wife GALE MOON

8882 06/28 0101 03CHECK 120.40

Jun 28 1 06 PM '91

INSTRUMENT PREPARED

Published by

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

Mail Leslie Smith
500 Wesley Ave.
37207

2695.57



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8386 PAGE 188

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 26000.00
				MAMT 26000.00
				CON TX 85.80
				MOR TX 27.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 120.40
				CHECK 120.40

06/28/91 01 13:06 0001 8982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26657

IDENTIFICATION REFERENCE

JUN 28 1 05 PM '91

No. 435970