RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING OF
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

MAIL TO 2

This instrument prepared by:
L. Ken Johnson, Att.
302 Moss Trail Goodlettsville
Tennessee, 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Dwight L. Teasley
DWIGHT L.TEASLEY

Subscribed and sworn to before me this the 3rd day of September, 1991.

Lonnie P. Johnson
Notary Public

My comm. exp. 11-22-93

ADDRESS NEW OWNER:
DWIGHT L.TEASLEY ET UX
2230 Scott Avenue
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO.:
72-10-0-343

Mortgagee: Charles E. Evans
147 Bayshore Drive
Hendersonville, Tn. 37075

INSTALLMENT DEED

BOOK 8437 PAGE 39

MAXIMUM PRINCIPAL AMOUNT OF INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $41,500.00.

For and in consideration of the sum of FORTY FIVE THOUSAND ($45,000.00) DOLLARS of which THREE THOUSAND FIVE HUNDRED ($3,500.00) has been paid in cash by the grantees, hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said grantees have executed their note of even date payable to the Grantor, in the amount of Forty One Thousand Five Hundred ($41,500.00) Dollars of even date, with interest at the rate of Eleven Per Centum (11%)interest, and payable Four Hundred Seventy-One and 68/100 ($471.68) Dollars monthly beginning October 1, 1991 and no prepaid penalty, and providing for payment of attorney's fees and to secure the payment of said note, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

WE, Charles E. Evans and wife, Jo H. Evans hereinafter called the GRANTORS, have this day bargained and sold and do hereby transfer and convey unto the said DWIGHT L.TEASLEY and wife, PEGGY L. TEASLEY, their heirs and assigns, a certain tract or parcel of land AS FOLLOWS:

A Lot of Land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Scott, formerly Highland Avenue, and running thence westerly with Moneta Avenue 138 feet to a point, thence southerly 50 feet to a point; thence easterly parallel with Moneta Avenue 138 feet to Scott Avenue; thence northerly with Scott Avenue 50 feet to the beginning, there being excepted from this conveyance the back 50 feet of said

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L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258

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lot which is reserved by Grantors in deed to Grantees, said portion of the premises being a plot of land beginning on Scott Avenue and thence running westerly 50 feet to an alley, thence northerly 50 feet along said alley to a point, thence easterly 50 feet to the end line of the property herein conveyed, thence southerly 50 feet to Moneta Avenue.

Being the same property conveyed to Charles E. Evans and wife, Jo H. Evans by deed from Pearlie May Ellis, a widow, by deed of record in Book 5881, Page 661, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS APPARENT AND OF RECORD AND ALL SEWERS, DRAINAGE, ROADS AND STREETS AND IS CONVEYED AS IS AND TAXES FOR 1991 ARE PRO-RATED AND WILL BE PAID BY GRANTEES WHEN DUE. IT IS EXPRESSLY AGREED THAT PROPERTY MAY NOT BE TRANSFERRED OR CONVEYED WITHOUT THE WRITTEN CONSENT OF GRANTORS AND AT THE OPTION OF THE GRANTORS IF THIS OCCURS, THE BALANCE MAY BE DECLARED DUE AND PAYABLE. IF ANY PAYMENT IS OVER 10 DAYS LATE, THE GRANTEE AGREES TO PAY A 10% LATE CHARGE..

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said DWIGHT L.TEASLEY and wife, PEGGY L. TEASLEY, their heirs and assigns, forever

And Charles E. Evans and wife, Jo H. Evans, do covenant with the said DWIGHT L.TEASLEY and wife, PEGGY L. TEASLEY, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered unless otherwise stated in this Deed.

And WE do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the said DWIGHT L. TEASLEY and wife, PEGGY L. TEASLEY, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as 2230 Scott Ave., Nashville, Tennessee.

AND NOW, for the purpose of better and more effectually securing the payment of lien notes and rendering unnecessary court proceedings for the enforcement of said lien in the event of non payment of said payments or 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 L. Kenneth Johnson, 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 insurance company or companies for at least the value of the unpaid balance of the mortgage until the note herein secured is fully paid, and to have the loss, if any, made payable on the policy or policies to said Grantors for the benefit of the lawful owner and holder of said note, 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

. KENNETH JOHNSON
LAWYER
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note, or any of them, may do any and 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 note, aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this Trust conveyance shall be of no further force and effect. BUT, if we fail to pay any of the payments of the note promptly when due or at maturity or if, failing to pay taxes, keep up repairs or keep premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said note for all sums with interest, so expended by said Trustee, or lawful owner and holder of said note, 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 note or payments past due and unpaid, all of remaining portion of said note shall become due and payable at once, without notice, and 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, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, which are 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 payments of said note, 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 their 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. BOOK 8437 PAGE 41
2nd To the payment of all taxes which may be unpaid on said premises.
3rd To the payment of unpaid note 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 note, 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 or successor 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.

NOW, IN WITNESS WHEREOF, we the said Grantors and Grantees, have hereunto set our hands at Goodlettsville, Tennessee, this the 3rd day of September, 1991.

X Charles E Evans
CHARLES E. EVANS

X Jo H. Evans
JO H. EVANS

X Dwight L. Teasley
DWIGHT L. TEASLEY

X Peggy L. Teasley
PEGGY L. TEASLEY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. EVANS and wife, JO H. EVANS, and DWIGHT L. TEASLEY, and wife, PEGGY L. TEASLEY the bargainors, with whom I are personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained on this the 3rd day of September, 1991.

Lennis P. Johnson
Notary Public

My comm. expires 11-21-93

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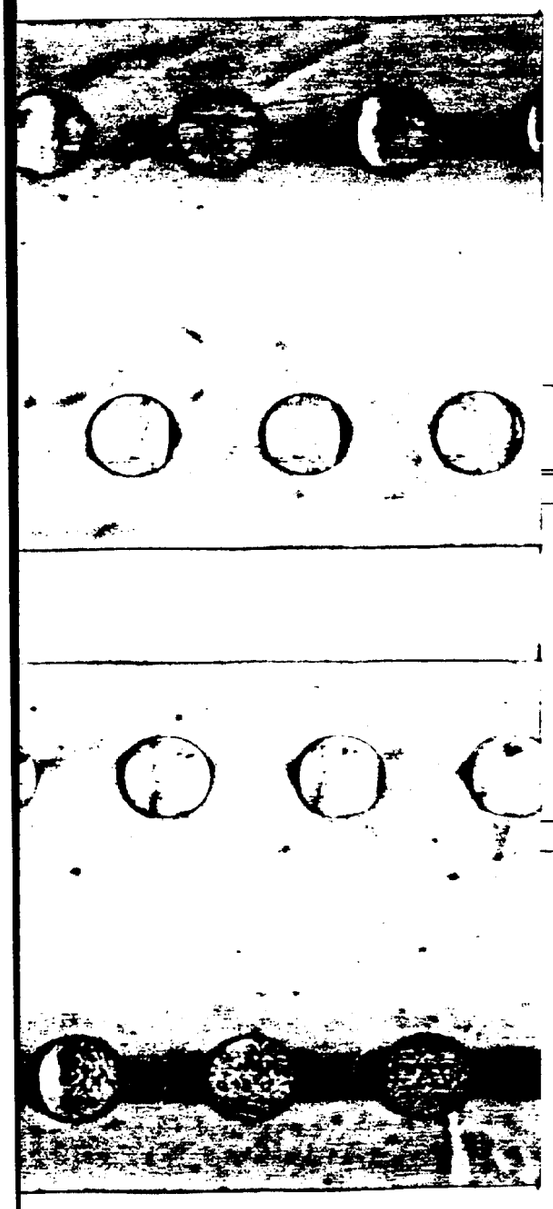
4.4.8.3.1.

IDENTIFICATION REFERENCE

SEP 6 8 55 AM '91
FELIX Z. WISNIEWSKI-REGISTER
DAVIDSON COUNTY, TN

BOOK 8437 PAGE 2145

. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258



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

RECEIVED OF _____

FOR _____

BOOK 8437 PAGE 42

8391 09/06 0101 03CHECK

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
			MAMT	45000.00
			MAMT	415.00
			CON TX	166.50
			MOR TX	45.43
			PRFEE	1.00
			WDEED	9.00
			TOTAL	221.93
			CHECK	221.93
09/06/91	01	08:56	0001	8390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.8.3.1.

IDENTIFICATION REFERENCE

SEP 6 8 55 AM '91

FELIX Z WILSON, II REGISTER
DAVIDSON COUNTY, TN

VOID
MAMT 45000.00-
CAMT 45000.00
VOID
MAMT 415.00-
MAMT 41500.00
TOTAL 0.00
CHECK 0.00

09/06/91 01 08:57 0001 8391

No. 456666