INSTALLMENT DEED

For and in Consideration of the sum of Thirty-five hundred and no/100 ($3,500.00)----------Dollars, of which no Dollars, has been paid in cash by the Grantees and for the remainder Thirty-five hundred and no/100 ($3,500.00)----------Dollars, the said Charlie Porter and wife, Beverly Porter have executed and delivered their single promissory Installment Deed Note in the principal sum of Thirty-five hundred dollars ($3,500.00), payable at the rate of $100.00/month beginning October 5th, 1991 and a like sum on the 5th day of each month thereafter, with interest at ten percent (10%) per annum to be first deducted from each of said payments and the balance applied to said principal.

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and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed, we, Lewis Dean Wallace and wife, Margaret L. Wallace have this day bargained and sold, and do hereby transfer and convey unto the said Charlie Porter and wife, Beverly Porter, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 8 in W. S. Settles' Subdivision of Lot No. 7 of Woodard Place, as of record in Book 57, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the west side of 14th Avenue, North, and runs back between parallel lines, 144 feet along the north margin of an alley, to an alley in the rear, excepting therefrom a small triangle out of the southwest corner of said lot for a base line of 14 feet and a side line of 10 feet taken for the intersection of the two alleys.

Being the same property conveyed to Lewis Dean Wallace and wife, Margaret L. Wallace by Warranty Deed from Fred J. Cassetty, of record in Book 7076, page 75, Register's Office for Davidson County, Tennessee.

4504. IDENTIFICATION REFERENCE

SEP 6 3 30 PM '91 FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN

PICK-UP

This is unimproved (X) improved ( ) property, known as 1805 14th Avenue North; Nashville, TN 37208 (House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Charlie Porter and wife, Beverly Porter, their heirs and assigns forever. We covenant that we lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Charlie Porter and wife, Beverly Porter, 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 Charlie Porter and wife, Beverly Porter

do hereby transfer and convey unto Amber King, Trustee her 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 Lewis Dean Wallace and wife, Margaret L. Wallace

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 the insurable value 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 Lewis Dean Wallace and wife, Margaret L. Wallace 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 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 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 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 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. 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 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 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 Lewis Dean Wallace and wife, Margaret L. Wallace heir 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 Amber King, Trustee, shall be vested in said successor.

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 Charlie Porter and wife, Beverly Porter and Lewis Dean Wallace and wife, Margaret L. Wallace hereunto set our hands at Nashville, Tennessee, this the 5th day of September 19 91

Lewis Dean Wallace
Margaret L. Wallace
Charlie Porter
Beverly Porter

STATE OF TENNESSEE

Davidson **County**

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charlie Porter and wife, Beverly Porter, the Grantees, and Lewis Dean Wallace and wife, Margaret L. Wallace, the Grantors

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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of September, 1991

[illegible], Notary Public

Commission Expires 8-17-93

STATE OF TENNESSEE

_____ **County.**

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

_____,

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 3500.00"

INSTALLMENT DEED

FROM
LEWIS DEAN WALLACE et ux

TO
CHARLIE PORTER et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAME (NAME)	Charlie & Beverly Porter (NAME)	2W
	1808-15th Ave. N. (STREET ADDRESS)	24975
(STREET ADDRESS OR ROUTE NUMBER)	Nashville, TN. 37208 (CITY) (STATE) (ZIP)	81-7-308
(CITY) (STATE) (P. O ZIP)		

THIS INSTRUMENT WAS PREPARED BY

J. B. Watson, Jr., Atty.
3805 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 3,500.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Sept, 19 92

_____ Notary Public

MY COMMISSION EXPIRES: 3-27-93

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8437 PAGE 722

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 3500.00	
			MOR TX 12.95	
			VOID	
			MOR TX 12.95	
			VOID	
			MAMT 3500.00	
			CAMT 3500.00	
			MAMT 3500.00	
			CON TX 12.95	
			MOR TX 1.73	
			TOTAL 14.68	
			CHECK 14.68	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.0 4.4.

IDENTIFICATION REFERENCE

Sep 6 3 31 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

09/06/91 01 15:34 0001 8668

PRFEE 1.00
WDEED 12.00
TOTAL 13.00
CHECK 13.00

09/06/91 01 15:34 0001 8669

TOTAL 27.68

No. 456941