THE MAXIMUM INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $2,000.00

INSTALLMENT DEED BOOK 8455 PAGE 358

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
Joyce Hamilton	First Tennessee Bank	Map 72-6
(NAME)	(NAME)	
2914 Davis Avenue	P. O. Box 474	Parcel 288
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Memphis, TN 38101	15DA-12100
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-FIVE THOUSAND NINE HUNDRED FOUR AND 42/100 DOLLARS ($25,904.42) OF WHICH NONE ($0.00) HAS BEEN PAID BY GRANTEE OF WHICH GRANTORS HEREBY ACKNOWLEDGE AND FOR THE REMAINDER GRANTEE HAS THIS DATE EXECUTED HER JOINT PROMISSORY NOTE IN THE PRINCIPAL AMOUNT OF TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) PAYABLE TO GRANTORS, Doug Snyder and David Snyder, SAID AMOUNT TO BE PAID IN FORTY MONTHLY INSTALLMENTS IN THE AMOUNT OF $50.00 EACH, THIS NOTE BEARS NO INTEREST IF PAID WHEN DUE, WITH THE FIRST PAYMENT DUE AND PAYABLE NOVEMBER 1, 1991 AND A LIKE PAYMENT ON THE FIRST DAY OF EACH SUCCEEDING MONTH THEREAFTER, UNTIL PAID IN FULL. FOR THE REMAINDER GRANTEE ASSUMES AND AGREES TO PAY THE PRINCIPAL BALANCE OF AN INDEBTEDNESS PAYABLE TO FIRST TENNESSEE BANK N.A., MEMPHIS, TENNESSEE IN THE AMOUNT OF $23,904.42 AS EVIDENCED BY A DEED OF TRUST OF RECORD IN BOOK 5556, PAGE 93, R.O.D.C., TENNESSEE, PURSUANT TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

We, Doug Snyder and David Snyder, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto Joyce Hamilton, hereinafter called Grantee all our right, title and interest in and to the below described property, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 6 in Bransford Realty Company's Subdivision of the Maxey Avenue and Gallatin Road property, a plan of which is of record now in Plan Book 332, Page 44, Register's Office for Davidson County, Tennessee. Said Lot 46 runs 50 feet on the easterly side of Davis Avenue and extends back between parallel lines 200 feet to an alley.

Being the same property conveyed to Doug Snyder and David Snyder by deed from Bobby R. Morefield and Ann C. Morefield of record in Book 6460, Page 622, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This conveyance is subject to any restrictions and/or easements of record and the improvements on the property are transferred "AS IS," Grantors making no guaranty or warranty thereof.

Grantors hereby state and aver that the above described property is not their home nor principal place of residence.

Improved Property 2914 Davis Avenue Nashville, TN 37216
(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 twenty 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 2nd day of OCTOBER, 1991.

Doug Snyder
DOUG SNYDER - GRANTOR

Joyce Hamilton
JOYCE HAMILTON - GRANTEE

Dawn Snyder
DAVID SNYDER - GRANTOR

BOOK 8455 PAGE 360

[STATE OF TENNESSEE)
[COUNTY OF) The actual consideration or value whichever is
[greater, for this transfer is: $25,904.42
[Subscribed and sworn to before me, this the 2nd day of
[OCTOBER, 1991.
[
[Joyce Hamilton
[Affiant
[
[Harold E Collins
[NOTARY PUBLIC
[
[My commission expires: 1-23-94
[(Affix Seal)

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON

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 Doug Snyder, David Snyder and Joyce Hamilton, 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 2nd day of OCTOBER, 1991.

Harold E Collins
NOTARY PUBLIC

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON TENN. ILLINOIS

My commission expires: 1-23-94

9486 10/02 0101 03CHECK 105-83

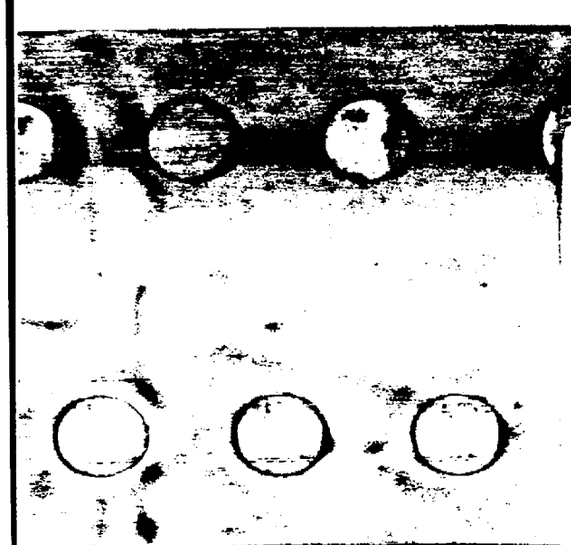
$13.50-UP

OCT 2 12 12 PM '91

14311

FEE TAX

TIF REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 8455 PAGE 361

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 25904.42
MAMT 2000.00
CON TX 95.83
PRFEE 1.00
MISC 9.00
TOTAL 105.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 105.83

10/02/91 01 12:13 0001 9486

5143 I.

IDENTIF. REFERENCE

Oct 2 12 12 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 464305