Mortgagee: Claudine M. Dale
4100 Cecil Court
Nashville, Tennessee, 37207

Maximum principal indebtedness for Tennessee recording Tax purpose is $41,800.00.

BOOK 8509 PAGE 228

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
Oliver H. Dale and wife,
Claudine M. Dale

TO
Otis Newsom and wife,
Martha Newsom

For draftsman's use

This instrument was prepared by:
Oliver H. Dale
4100 Cecil Court - mail
Nashville, Tennessee 37207

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Otis Newsom, et ux (NAME)	(NAME)	72-5
701 East Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 12
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

6.9 9 4.7

TENNESSEE REAL ESTATE TRANSFER

Dec 16 4 00 PM '91

FEES & TAXES COLLECTED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Oliver H. Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 1991.

Marzie Dawson
Notary Public

MY COMMISSION EXPIRES: 3/28/92

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ($42,000.00)
Forty-two thousand and No/100---------- DOLLARS
of which $ 200 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 an installment note in favor of Claudine M. Dale in the amount of Forty-One thousand eight hundred and No/100 Dollars ($41,800.00) payable together with interest at Ten Percent per annum (10%)in monthly payments of Four Hundred Twenty and No/100 Dollars ($420.00) for eighteen years, more or less. All payments shall be first applied to interest due and reduction of principal thereafter. Annual accountings will be sent to affirm balance.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,
We, Oliver H. Dale and wife, Claudine M. Dale

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto
Otis Newsom and wife, Martha Newsom

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the Plan of Section No. 1, Joywood Heights, as of record in Book 1130, Page 91, Register's Office of Davidson County, Tennessee.

More fully described as follows: Beginning on the northerly margin of Trinity Lane, at the corners of Lots Nos. 1 & 2; thence with the line between said lots, northwardly 207 feet to the southerly line of Lot No. 3; thence with the southerly line of lot No. 3 westwardly 85 feet to the easterly margin of Oakwood Avenue; thence with said Avenue southwardly 191 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southeasterly direction a distance of 32.5 feet to the northerly margin of Trinity Lane; thence with said Lane easterwardly 63.9 feet to the point of beginning.

Being the same property conveyed to Oliver H. Dale by deed from John Van Dobson, a widower, as of record in Book 6966, Page 371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements on the plat as shown in Book 1130, page 91 and restrictions of record in book 1373, page 98, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 701 East Trinity Lane, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 that the same is unencumbered.

We further covenant and bind ourselves, our heirs and represenatives, 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 Dennis Wright 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 $ indebtedness 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 grantees, 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 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 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 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 14th day of December, 1991.

Oliver H. Dale

Otis Newsom

Claudine M. Dale

Martha Newsom

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 Oliver H. Dale, and wife, Claudine M. Dale, and Otis Newsom and wife, Martha Newsom 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 14th day of December, 1991.

Margie Dumont Notary Public

Commission expires 3/3/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of 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 ____self to be _____ of the _____, the within named bargainor, a corporation, and that ____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

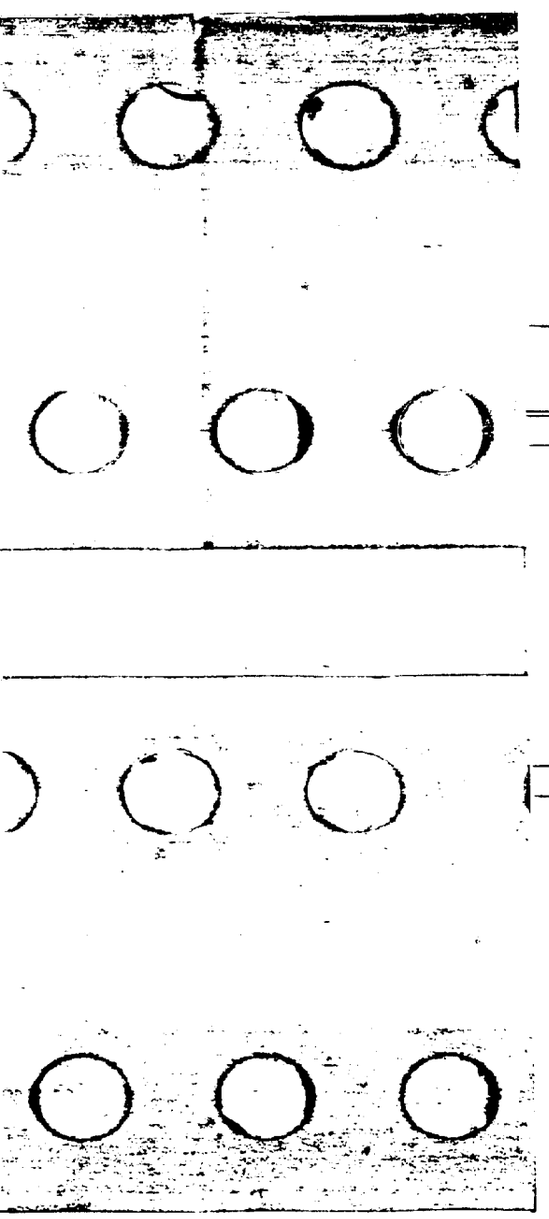
0054 11/16 0101 03CHECK 208.17

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8509 PAGE 230

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 42000.00
MAMT 41800.00
CON TX 155.40
MOR TX 45.77
PRFEE 1.00
WDEED 6.00
TOTAL 208.17
CHECK 208.17

12/16/91 01 16:01 0001 3054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 9 4 7

IDENTIFICATION

DEC 16 4 00 PM '91

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

No. 485571