This instrument was prepared by A.W.J. Clay, P.O. Box 22642

FORM 1003

INSTALLMENT DEED — TENNESSEE TITLE COMPANY BOOK 8550 PAGE 28

FOR AND IN CONSIDERATION OF the sum of Sixteen Thousand six hundred fifty & 00/100 ($16,650.00) - DOLLARS of which $650.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees Thomas Davis, who was given credit for the amount stated, because of the repairs and improvement made, and the said grantee Thomas Davis promises to pay on the execution of this instrument the sum of Two Hundred Fifty dollars, and thereafter, promises to pay the amount of Two Hundred ($200.00) dollars per month on the outstanding balance of $15,800.00 at 13% interest per annum, subject to the unpaid principle balance of record in book 6203 page 421, Register's office for Davidson County, and subject to any outstanding liens of record including any back taxes thereon, and because of these consideration, the Grantor, Ambrose W. J. Clay, Widower, and the Grantee, Thomas Davis, agrees to pay to Order of the grantor the amount stated hereinabove on the 15th day of the Month of February, 1992, the amount of $200.00 and the like figure on the same day of each succeeding months thereafter at the rate of 13% annually, and providing that the interest shall be paid first, and the balance to be applied agaist the principle,

New Owner / Send Tax Bills To:
Thomas Davis
1015 Jo Johnson
Nashville, TN 37203

Map 081-16-0
Par 695.00

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,

I, Ambrose W. J. Clay,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Grantee, Thomas Davis,

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

BEING the northeasterly part of Lot No. 40 and a two strip of land on the northeasterly part of Lot No. 39 on G. M. Holt's Plan of Lots, as of record in Book 21, page 33, Register's Office for said County.

Said parts of said lots front together 52 feet on the westerly side of a 16 foot alley, which alley is 137 feet east of the easterly margin of 11th Avenue North and parallel thereto and run back between parallel lines along the southerly margin of Jackson Street, 37 feet to a dead line, and is known as Lot "F" on the Map of a Resubdivision of Lots 38,39,40 of said G. M Holt's Plan of Lots.

The above described property is conveyed subject to easement for water line as shown on survey made by Harvey Gee, Feb. 27, 1950, and subject to reservation as set out in deed from Frank J. Bath to William H. Ross and wife, dated July 20, 1950, filed July 21, 1950, andrecorded in Book 1875, page 192, RODC, Tenn., as follows; The right to connect to water line running through said property by owners of five houses located on said lots 38,39 and 40 reserved.

BEING the same property conveyed to Ambrose W. J. Clay by deed from Nail Shakir of record in Book 6252 page 201, RODC, Tennessee, in which the Wife of Nail Shakir joined in the conveyance.

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 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 Robert Bonnell, 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 $15,800.00 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, home-stead, dower 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:

8550

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 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 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 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 31st day of January 19 92,

Ambrose W. J. Clay

Thomas Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,650.00

Thomas Davis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th **DAY OF** February **19** 92.

B. Chandler
Deputy Register

BOOK 8550 PAGE 29

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 16000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named AMBROSE W. J. CLAY & THOMAS DAVIS the bargainor S, with whom I am personally acquainted, and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this _____ day of January 31, 1992

Commission Expires July 24, 1993

Juanita Hicks, Notary Public.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

84 016

IDENTIFICATION REFERENCE

Feb 13 2 35 PM '92

FELIX Z. WILSON, JR.
DAVIDSON COUNTY, TN

PICK-UP

INSTRUMENT D33D

FROM

AMBROSE W. J. CLAY, WIDOWER

TO

THOMAS DAVIS

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this _____ day of _____ A. D. 19____ at _____ o'clock _____ M., Noted in Book _____ Page _____ Recorded in Book _____ Page _____ Recording Fee $ _____

~~HSV310 T070 17/20 04/92~~ 84.52 Register

By _____ Dept. Reg.

Published by

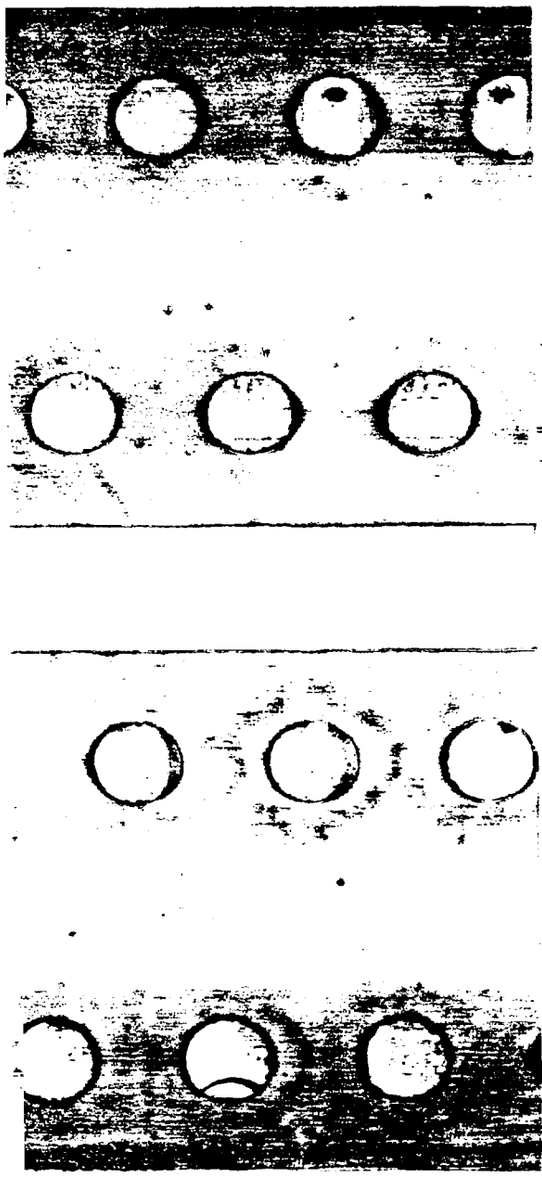
TENNESSEE TITLE COMPANY
Nashville, Tenn.
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8550 PAGE 30

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			MAMT	16650.00
			ERR	CO
			MAMT	16650.00-
			CAMT	16650.00
			MAMT	16000.00
			CON TX	61.42
			MOR TX	16.10
			PRFEE	1.00
			WDEED	6.00
			TOTAL	84.52
			CASH	84.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/13/92 01 14:35 0001 0999

8401 6

IDENTIFICATION REFERENCE

FEB 13 2 34 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 501575