This instrument was prepared by:
Clyde Paul Holland, Attorney
2628 Old Lebanon Road
Nashville, TN 37214

Installment Deed

BOOK 8636 PAGE 836

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. MARK BAKER, Trustee		
(NAME:) 2509 David Drive	(NAME:) SAME	102-4/147
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THIRTY-SEVEN THOUSAND SEVEN HUNDRED SEVENTEEN & 72/100 ($37,717.72)---------- *Dollars,*

of which TWELVE THOUSAND SEVEN HUNDRED SEVENTEEN & 72/100 ($12,717.72)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder TWENTY-FIVE THOUSAND & 00/100------- ($25,000.00)---------- *Dollars,*

F. MARK BAKER, Trustee under the Charles D. Baker, Sr. Irrevocable Trust,

has executed

an Installment Deed Note of even date payable to the order of MARIE B. GRAY in the original principal amount of $25,000.00, payable, together with interest thereon, as therein set forth,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, MARIE B. GRAY has

~~have~~ *this day bargained and sold, and do hereby transfer and convey unto the said* F. MARK BAKER, Trustee under the Charles D. Baker, Sr. Irrevocable Trust,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 824 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, Page 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 824 fronts 93.00 feet on the northerly side of Wilclay Drive and extends back 132.1 feet on the westerly line and 148.9 feet on the easterly line to a line in the rear on which it measures 54.6 feet thereon.

BEING the same property conveyed to Marie B. Gray by deed from Doochin Construction Co., a Tennessee corporation, of record in Book 5012, Page 628, Register's Office for Davidson County, Tennessee.

"MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $25,000.00."

DEBRA A. RANDALL NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,717.72

Subscribed and sworn to before me, this the 22th day of May 1992

F. Mark Baker
Affiant

My commission expires: 3-25-95 (Affix Seal)

Debra A. Randall
Notary Public

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

unimproved ( )
This is improved (X) property, known as 430-432 Wilclay Drive, (House Number) (Street) Nashville, TN 37209 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said F. MARK BAKER, Trustee under the Charles D. Baker, Sr. Irrevocable Trust, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the following:

1. Restrictive covenants of record in Book 4017, Page 699, Register's Office for Davidson County, Tennessee.
2. Provisions of Plan of record in Book 3700, Page 67, Register's Office for Davidson County, Tennessee.
3. Lien to secure said purchase-money note in the principal amount of $25,000.00 and which by its terms provides for acceleration of payment in full upon sale or alienation of any interest in the described property.

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* F. MARK BAKER, Trustee under the Charles D. Baker, Sr. Irrevocable Trust, his *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said F. MARK BAKER, Trustee under the Charles D. Baker, Sr. Irrevocable Trust, *hereinafter referred to as trustors, hereby transfer and convey unto* CLYDE PAUL HOLLAND, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ market value, *or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

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Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, [illegible] installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs, keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse [illegible] trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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, homestead, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 27 *day of* May, *19* 92

Marie B. Gray
MARIE B. GRAY

F. Mark Baker, Trustee
F. MARK BAKER, Trustee under the
Charles D. Baker, Sr. Irrevocable Trust

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* MARIE B. GRAY

or who presented adequate evidence of identification, she

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville *Tennessee, this* 27 *day of* May, *19* 92

PAUL HOLLAND
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public

Commission expires 3-27-93

STATE OF TENN }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* F. MARK BAKER, Trustee under the Charles D. Baker, Sr. Irrevocable Trust, or who presented adequate evidence of identification, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at NASHVILLE, TN *this* 27 *day of* May, *19* 92.

Notary Public

Commission expires 3-27-93

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, 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 .....

1135 05/29 0101 03CHECK 178.94

MAIL ENV.

MAY 29 9 14 AM '92

DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

8414

INSTALLMENT DEED

FROM

MARIE B. GRAY

TO

F. MARK BAKER, Trustee under the Charles D. Baker, Sr. Irrevocable Trust

Return to:

Law Offices of Charles Paul HOLLAND
2000 Old Lebanon Rd.
Nashville, TN 37214

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 8636 PAGE 840

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
			CAMT	37717.72
			MAMT	25000.00
			CON TX	1.39
			MOR TX	26.45
			PRFEE	1.00
			WDEED	12.00
			VOID	
			CON TX	1.39-
			CON TX	139.49
			TOTAL	178.94
			CHECK	178.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 92 05-13 5001 1135

II 4 I 4 8

IDENTIF. REFERENCE

MAY 29 9 14 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 535284