This instrument prepared by:
L. Ken Johnson, Att.
302 Moss Trail Goodlettsville
Tennessee, 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,500.00

Paul R Crews
PAUL R. CREWS

Subscribed and sworn to before me this the 8th day of JUNE, 1992.

Lewis K. Johnson
Notary Public

My comm. exp 11-22-93

ADDRESS NEW OWNER:
PAUL R. CREWS ET UX
205 QUEEN STREET
Nashville, Tennessee 37207

SEND TAX BILLS TO:
same

MAP/PARCEL NO.
71-03-133

Mortgagee: Alton P. Hughes Et Ux
P. O. Box 606
White House, Tn. 37188

INSTALLMENT DEED

MAXIMUM PRINCIPAL AMOUNT OF INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $34,500.00

For and in consideration of the sum of THIRTY-NINE THOUSAND FIVE HUNDRED and no/100 ($39,500.00) of which FIVE THOUSAND and no/100 ($5,000.00) has been paid in cash by the grantees, hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said grantees have executed their note of even date payable to the Grantor, in the amount of THIRTY FOUR THOUSAND FIVE HUNDRED ($34,500.00) Dollars of even date, with interest at the rate of Nine Per Centum (9 %) interest, beginning May 22, 1992, and payable Four Hundred Thirty Seven and 00/100 ($437.00) Dollars monthly beginning June 3, 1992, no prepaid penalty, and providing for payment of attorney's fees and to secure the payment of said note, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

WE, ALTON P. HUGHES and wife, CHARLOTTE H. HUGHES, hereinafter called the GRANTORS, have this day bargained and sold and do

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TENN. 37072

hereby transfer and convey unto the said PAUL R. CREWS, and wife, GRADIE F. CREWS, their heirs and assigns, a certain tract or parcel of land AS FOLLOWS:

CERTAIN REAL ESTATE, SITUATED AND BEING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

Being Lots No. 136 and 137 on the Plan of J. B. Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, of the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 136 and 137 front together 100 feet on the northerly side of Queen Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to ALTON P. HUGHES Et Ux by deed from Joan Eanes Et Al of record in Book 8189 Page 663, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS APPARENT AND OF RECORD AND ALL SEWERS, DRAINAGE, ROADS AND STREETS AND IS CONVEYED "AS IS." IF ANY PAYMENT IS OVER 10 DAYS LATE, THE GRANTEES AGREE TO PAY A 10% LATE CHARGE.

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said PAUL R. CREWS, and wife, GRADIE F. CREWS, their heirs and assigns, forever

And ALTON P. HUGHES and wife, CHARLOTTE H. HUGHES, do covenant with the said PAUL R. CREWS, and wife, GRADIE F. CREWS, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered unless otherwise stated in this Deed.

And WE do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
ODLETTSVILLE, TENN. 37072

said PAUL R. CREWS, and wife, GRADIE F. CREWS, their heirs and assigns,

against the lawful claims of all persons whomsoever.

This is improved property known as 205 Queen street, Nashville, Tn. 37207.

AND NOW, for the purpose of better and more effectually securing the payment of lien notes and rendering unnecessary court proceedings for the enforcement of said lien in the event of non payment of said payments or 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 L. Kenneth Johnson, 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 insurance company or companies for at least the value of the unpaid balance of the mortgage until the note herein secured is fully paid, and to have the loss, if any, made payable on the policy or policies to said Grantors for the benefit of the lawful owner and holder of said note, as their 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 note, or any of them, may do any and 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 note, aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this Trust conveyance shall be of no further force and effect. BUT, if we fail to pay any of the payments of the note promptly when due or at maturity or if, failing to pay taxes, keep up repairs or keep premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said note for all sums with interest, so expended by said Trustee, or lawful owner and holder of said note, 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 note or payments past due and unpaid, all of remaining portion of said note shall become due and payable at once, without notice, and 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 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 payments of said note, 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 their 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 unpaid note 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.

L. KENNETH JOHNSON
LAWYER
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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.

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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 or successor 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 at Goodlettsville, Tennessee, this the 8th day of June, 1992.

Alton P. Hughes
ALTON P. HUGHES

Charlotte H. Hughes
CHARLOTTE H. HUGHES

Paul Richard Crews
PAUL RICHARD CREWS

Gradie F. Crews
GRADIE F. CREWS

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALTON P. HUGHES and wife, CHARLOTTE H. HUGHES and PAUL R. CREWS, and wife, GRADIE F. CREWS, the bargainors, with whom I are personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained on this the 8th day of June, 1992.

L. Kenneth Johnson
Notary Public

My comm. expires 11-27-93

17728

JOENTH. TESSEHOE

JUN 9 9 43 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

2405 06 09 01 17 DOC-CHECK

19653

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TENN. 37072

INSTALL.DEED.CREWS PAGE 4

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

RECEIVED OF _____

FOR _____

BOOK 8647 PAGE 50

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
		CONT	CAMT	39506.05
			TOTAL	34506.05
			CHECK	146.15
06/09/92	01		PRFEE	1.00
			MTGEE	11.00
			MTGTX	37.38
			CONTX	146.15
			TOTAL	50.38
			CHECK	50.38
06/09/92	01	08:43 0001		9404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17728

IDENTIF. REFERENCE

JUN 9 8 43 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

CON TX 146.15
MOR TX 37.38
PRFEE 1.00

TOTAL $196.53

No. 539178

CONT