INSTALLMENT DEED

Address New Owner:	Send Tax Bills to:	Map Parcel Numbers
Charles Hamilton & Exie M. Murray	Same	092-06
707 Monroe Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Five Thousand Five Hundred Dollars, of which Four Thousand Dollars, has been credited toward the estate of Georgia Ella Marshall for the funeral bill of said Georgia Ella Marshall, the receipt of which is hereby acknowledged, and for the remainder One Thousand Five Hundred Dollars, has executed an Installment Deed note in the principal amount of $1,500 at 8% interest due January 31, 1993, 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, Lincy Cothran and Hattie Bradley have this day bargained and sold, do hereby transfer and convey unto the said Charles Hamilton and Exie M. Murray (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 17 on the map of the thuss plan of lots, of record in Book 547, Page 102, Register's Office for said County. Said Lot No. 17 fronts 40 feet on the westerly side of 28th avenue north and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margaret Thompson and Husband Thomas Jones Thompson by Deed from L.C. Thuss and wife, of record in Book 647, page 652, said register's office, the said Thomas Jones Thompson having since died.

Being the same property conveyed to Georgia Ella Marshall by deed from Margaret Thompson of record in book 1338, page 264, said register's office, the said Georgia Ella Marshall having since died leaving the property by will to her sisters Lincy Cothran and Hattie Bradley.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The maximum principal indebtedness for Tennessee Recording purposes is $ 5,500.00 Subscribed and sworn to before me, this the 21st. day of July, 1992.

Affiant

Mrs. Margaret M. Phillips

Notary Public

THIS INSTRUMENT PREPARED BY:
BECK AND BECK ATTORNEYS AT LAW
4205 Gallatin Pike
Nashville, TN 37216

My Commission Expires:
My Commission Expires MAY 28, 1995

Unimproved ( )
This is improved (X) property, known as 707 28th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Charles Hamilton and Exie M. Murray (successors), 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. except 1992 Taxes which have been prorated further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said Charles Hamilton and Exie M. Murray (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 Charles Hamilton and Exie M. Murray hereinafter referred to as trustors, hereby transfer and convey unto Martha Beck, Trustee, his successors and assigns, the real estate herein before 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 $5,500, 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 proceeding, 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.

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, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, within thirty days from date of such payment, this trust convenience shall remain in full force and effect, and in the option of the lawful owner and holder of said indebtedness then past due and unpaid, all remaining unpaid indebtedness,a nd 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 equity of redemption, statutory right of redemption, homestead, and all other exemptions and rights 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 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.

THIS INSTRUMENT PREPARED BY
BECK AND BECK ATTORNEYS AT LAW
4205 Gallatin Rd.
Nashville, TN 37216

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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

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

Witness their hand(s) this 21st day of July, 1992, the corporate party, if any, having caused it name to be signed hereto by its duly authorized officers on said day and date.

Mrs. Lincy Cothron
Lincy Cothran

Charles Hamilton
Charles Hamilton

Hattie Bradley
Hattie Bradley

Exie M. Murray
Exie M. Murray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2248 07/23 0101 03CHECK 37.37

Personally appeared before me, Mrs. Margaret M. Phillips Notary Public in and for said County and State, the within named Lincy Cothran, Hattie Bradley, Charles Hamilton, and Exie M. Murray the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, this 21st day of July, 1992.

Mrs. Margaret M. Phillips
Notary Public

My Commission Expires MAY 28, 1995

My commission expires: _____

THIS INSTRUMENT PREPARED BY
BECK AND BECK ATTORNEYS AT LAW
4205 Gallatin Rd.
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Mrs. Margaret M. Phillips a Notary Public of the State and County aforesaid, personally appeared Lincy Cothron, Hattie Bradley and Exie Murray, Charles Hamilton with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in Davidson County, Tn. this 21st day of July, 1992.

Mrs. Margaret M. Phillips
Notary Public

My Commission Expires MAY 28, 1995

My Commission Expires: _____

29949

IDENTIF. REFERENCE

JUL 23 1 36 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2500.00
Exie M. Murray
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July 1992
Deputy Register



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8682 PAGE 693

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 5500.00
MAMT 5500.00
CON TX 20.35
MOR TX 4.02
PRFEE 1.00
WDEED 12.00
TOTAL 37.37
CHECK 37.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/23/92 01 13:36 0001 8248

29949

IDENTIF. REFERENCE

JUL 23 1 36 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 552952