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This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

LEO SAAD ETAL

TO

GEORGE EDWARD WILSON, JR.

For draftsman's use

Mail

William S. Hofstetter
Attorney at Law
P.O. Box 150231
Nashville, TN 37215
(615) 292-5820

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE EDWARD WILSON JR (NAME)	Same (NAME)	Map 81-16
929 Warren Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 700
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

3946 IDENTIF. TREFERENCE

AUG 4 2 11 PM '92 REGISTER DAVIDSON COUNTY TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 9,000.00 Leo Saad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 1992

Notary Public

MY COMMISSION EXPIRES: 7/24/93
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Nine Thousand & NO/100 ($9,000.00) DOLLARS

of which $ 1.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his promissory note of even date, payable to Grantor, in the principal sum of $9,000.00, in monthly installments of $118.94, including principal and interest at the rate of 10%, beginning September 1, 1992,

Maximum principal indebtedness, for recording tax purposes, is $9,000.00.

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,

we, Stella C. Saad and Leo Saad, both unmarried,

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

George Edward Wilson, Jr.

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

BEING the southerly 44-1/2 feet of Lot No. 15 on the Plan of Clement M. Holt's Property, as of record in Book 21, Page 33, Register's Office for said County.

Said part of Lot No. 15 fronts 44-1/2 feet on the westerly side of Warren, formerly Holt Street, and runs back between parallel lines 138 feet to an alley.

BEING the same property conveyed to Leo Saad and Thomas Saad by Deed from Birdie Allen, of record in Book 4171, Page 977, Register's Office said County. The said Thomas Saad having since died, and Leo Saad and Stella C. Saad being his only heirs at law.

7475 08/04 0101 03CHECK 50.35

This is unimproved ( ) improved (X) property, known as 929 Warren Street, Nashville, TN 37208
(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 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 Holly Hofstetter 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 $ insurable value 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, 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 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 4th day of August 19 92.

Stella C Saad
STELLA C. SAAD

Leo Saad
LEO SAAD

George E. Wilson Jr.
GEORGE EDWARD WILSON, JR.

STATE OF TENNESSEE
DAVIDSON COUNTY

PERSONAL ACKNOWLEDGMENT

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Leo Saad, Stella C. Saad and George Edward Wilson, Jr. 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 19 92

Commission expires 7/24/93 Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

CORPORATE ACKNOWLEDGMENT

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 19, _____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
DAVIDSON COUNTY

PARTNERSHIP ACKNOWLEDGMENT

Before me, _____ a Notary Public in and for 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 himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 19, _____

Commission expires _____ Notary Public _____

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

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

RECEIVED OF _____

FOR _____

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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

DAYT	9000.00
MAYT	9000.00
CO TX	33.35
MO TX	9.05
PRFEE	1.00
MISCED	9.00
TOTAL	50.35
CHECK	50.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 745

33946

IDENTIF. REFERENCE

AUG 4 2 11 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 557296