This instrument was prepared by Ambrose Clay
P.O. Box 22642 Nashville TN 37202

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $17,000.00"

Installment Deed

BOOK 8693 PAGE 558

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yusuf O. Salahuddin,etux		82-13-8
(NAME:)	(NAME:)	
1208 8th Avenue,North	SAME	
(STHEET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville,TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Thirty four thousand Dollars and no/100 ..... *Dollars, of which* 1,000.00 And, 00/100 ..... *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* of $34,000.00, and ..... *Dollars,* payable B.B. Doubleday, Jr. at 12% per annum, and other matters stipulated in Installment Deed of record in Book 8352 Page 263 Register's Office for Davidson County, Tennessee, and having received from Ambrose W. J. Clay, Widower, $1,000.00, paid to the Grantor Yusuf Salahuddin and Wife,Tracy M. Salahuddin, have bargained and sold one-half interest of the property hereinafter decribed to the said Ambrose W. J. Clay, Widower, who agrees to pay one-half interests, in monthly payments, and Insurance and taxes,for the duration of all stipulations included in Book 8352 page 263 R.O.D.C., Tennesse. And,it is further agreed that grantee, will buy back within 90 days the ½ interest sold herein for an amount of $1,200.00, and other costs, for consumating this transaction,such as preparation & Recording this deed, *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,* or the said interest conveyed,and the lien herein is vested to the holder of the superior lien holder,B.B.Double,Jr., & Josephine D. Doubleday. The grantor herein, *have this day bargained and sold, and do hereby transfer and convey unto the said* Ambrose W. J. Clay, Widower, one-half (½) interest, in the hereinafter described property, to ..... *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being parts of Lots Nos. 23 and 24 on the plan of part of the D.T. McGavock Estate, as of record in Plan Book 1, page 33, Chancery Court at Nashville, described as follows:

Beginning on the westerly margin of 8th Avenue, North, as widered, at the northeast corner of the property conveyed to Sarah Ann Shock by deed from City of Nashville, of record in Book 1142, page 672, Register's Office for said County, thence with said Avenue, northwardly 53-one-half feet, more or less, to the southeast corner of the property conveyd to G.W. Hold by deed from City of Nashville, of record in Book 1142, page 685, said Register's Office, thence with said Holt's southerly line,westwardly 108 feet to easterly margin of an Alley, thence with said Alley; southwardly 50 feet to the northwest corner of said Stock propery; thence with the northerly line of same, eastwardly 108 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED from the property conveyed herein is that portion of Lot No. 24 awarded to Forrest Graham under decree of Chancery Court for Davidson County, Tennessee, of record in Minute Book 185, page 201 on December 16, 1959.

ALSO Included in the Above Description but expressly excluded from the property conveyed herein is the property in Book 6167, page 52, R.O.D.C. Tennessee. Being the same property conveyed to B.B. Doubleday, Jr. from Alan C. Householder, Sucessor Trusteen by Deed of record in Book 7155,page. 1, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,000.00

Subscribed and sworn to before me, this the 4th day of August 19 92

Affiant

My commission expires: Nov 26, 1994
(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 1208 8th Avenue, North, Nashville, TN 37208
(House Number) (Street) 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 Grantees their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (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 installaments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees hereinafter referred to as trustors, hereby transfer and convey unto Andrew Clay, *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 $ Insureable interest, *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.*

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

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.

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, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named 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.

Witness our hands this 4th day of August, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ambrose W. J. Clay
Yusuf O. Salahuddin
Tracy Salahuddin

PICK-UP
DAVIDSON COUNTY TN
AUG 4 2 17 PM '92
IDENTIF. TREFERENCE
33957

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 8693 PAGE 559

Personally appeared before me, ..., a Notary Public in and for said County and State, Yusuf O. Salahuddin, Married, Tracy M. Salahuddin, And Ambrose W. J. Clay, Widower,

the within named 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, Tennessee, this 4th day of August, 1992.

DONNA KERR NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission expires Nov 24, 1994

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...

7486 08/04 0101 03CHECK 89.15

...Notary Public

Commission expires...

INSTALLMENT DEED

FROM Yusuf O. Salahuddin Etux

TO Ambrose W. J. Clay

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8693 PAGE 560

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	17000.00
MAMT	17000.00
CON TX	62.90
MOR TX	17.25
PRFEE	1.00
WDEED	8.00
TOTAL	89.15
CHECK	89.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7486

33957

IDENTIF. REFERENCE

AUG 4 2 17 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 557307