This instrument prepared by: JOHN P. CREABLE, SR., Attorney
129 Second Avenue, North
Nashville, Tennessee 37201 (615) 254-1009

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Casher C. Crouch and wife,
Shirley Evans Crouch

TO

John Paul Ball and wife,
Peggy Elaine Ball

For draftsman's use

BOOK 9006 PAGE 522

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. John Paul Ball (NAME)	Mr. and Mrs. John Paul Ball (NAME)	44-5-68
95 Ensley Avenue (STREET ADDRESS OR ROUTE NUMBER)	95 Ensley Avenue (STREET ADDRESS)	Field Book
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	4D36685

(FOR REGISTER'S USE

PICK-UP
93 JUL -7 AM 10:13
REGISTER
DAVIDSON COUNTY, TN.

38357

IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 28,000

Shirley Evans Crouch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 1993.

John P. Creable, Sr.
Notary Public

MY COMMISSION EXPIRES: 11-26-94

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty-Eight Thousand ($28,000.00) DOLLARS, of which $ 1,000 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 a promissory note in the principle amount of Twenty-Seven Thousand ($27,000.00) Dollars, with interest at 8% per annum payable at the rate of Three Hundred Twenty-Seven Dollars Fifty-Nine ($327.59) Cents per month for 120 months. Said payments to include both principle and interest,

*Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 27,000.00

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.

Casher C. Crouch and wife, Shirley Evans Crouch

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

John Paul Ball and wife, Peggy Elaine Ball

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

Being Lot No. 138 and the northerly part of Lot No. 139 and a part of an unnumbered tract lying in the rear of said lots on Map of Rayon City of record in Book 843, page 13, Register's Office for said County, and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, dated March 2, 1949, as follows:

Beginning at an iron pin in the westerly margin of Davis Avenue, 5 feet north of the southeast corner of Lot No. 139; thence with the margin of said Davis Avenue, northerly 105 feet to an iron pin at the corner of Lot No. 137 and Lot No. 138; thence with the line between said lots with the said line if extended South 53 deg. 44' West 160.5 feet to an iron pin in a fence; then along said fence, South 10 deg. east 79.5 feet to an iron pin; thence North 63 deg. 40' east 48 feet to a point; thence North 2 deg. 10' east 8 feet to a fence post, said point likewise being 8 feet north of the line of Lot No. 139 if extended westerly; then North 65 deg. 37' East 99 feet to the point of beginning.

Being the same property conveyed to Casher C. Crouch and wife, Shirlie Evans Crouch by quit claim deed from Dale Robert Wimberly and wife, Michelle Lois Wimberly, of record in Book 8976, page 473, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is (x) unimproved ( ) improved property, known as 95 Ensley Avenue (House Number) (Street) Old Hickory, TN 37138 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 me in hand paid, we, the said grantees herein do hereby transfer and convey unto John R. Cheadle, Sr. 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 $ 28,000.00 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 at our charge and add the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment, but if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs and pay said premises [illegible] 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 6th day of July, 1993.

Shirley Evans Crouch — Shirley Evans Crouch

Peggy Elaine Ball — Peggy Elaine Ball

Casher C. Crouch — Casher C. Crouch

John Paul Ball — John Paul Ball

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John R. Cheadle, Sr., a Notary Public in and for said County and State, the within named Casher C. Crouch, Shirley Evans Crouch, John Paul Ball, and Peggy Elaine Ball the bargainor, 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, Davidson County, Tennessee, this 6th day of July, 1993.

John R. Cheadle, Notary Public.

Commission expires 11-26-94

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 .....

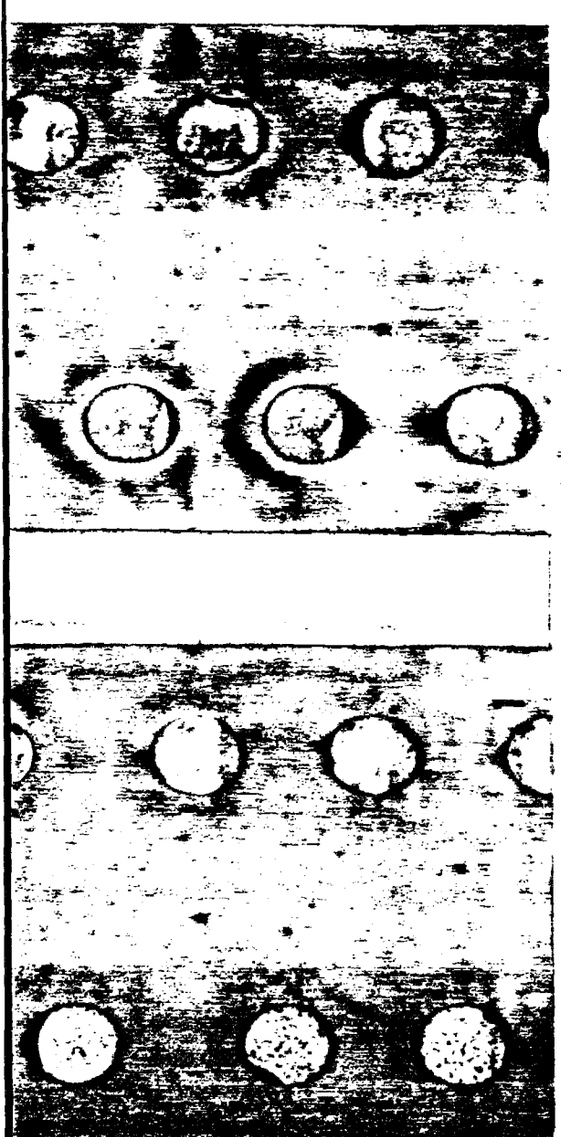
Witness my hand and seal, at office in .....

this ..... day of ....., 19 .....

....., Notary Public.

Commission expires .....

0923 07/07 0101 03CHECK 141



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

RECEIVED OF _____

FOR _____

BOOK 9006 PAGE 524

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC 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 28000.00
				MAMT 27000.00
				CON TX 103.60
				MOR TX 28.75
				PRFEE 1.00
				MDEED 8.00
				TOTAL 141.35
				CHECK 141.35
			07/07/93 01	10:13 0001 0923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38357
IDENTIF. ↑ REFERENCE

93 JUL -7 AM 10:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 671376