MAIL TO →

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

BOOK 9164 PAGE 179

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,750.00

William Steve Hall, Jr.
WILLIAM STEVE HALL, JR.

Subscribed and sworn to before me this the 23rd day of November, 1993.

Linda G. Johnson
Notary Public
My comm. exp. 9-27-97

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

ADDRESS NEW OWNER: WILLIAM STEVE HALL, JR.
1026½ HORSESHOE DR.
Goodlettsville, Tennessee ~~37072~~ 37216
NASHVILLE

SEND TAX BILLS TO: same

MAP/PARCEL NO.: 25-7-36

Mortgagee: JAMES W. KING
402 Rosehill Court
Goodlettsville, Tn.37072

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

89752
IDENTIF. & REFERENCE

93 NOV 29 AM 8:30
FELIX A. REGISTER
DAVIDSON COUNTY, TN.

INSTALLMENT DEED

MAXIMUM PRINCIPAL AMOUNT OF INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $18,750.00

2727 11/29 0101 03CHECK 116.26

For and in consideration of the sum of TWENTY-TWO THOUSAND SEVEN HUNDRED FIFTY and no/100 ($22,750.00) Dollars, of which $4,000.00 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 Grantors, in the amount of EIGHTEEN THOUSAND SEVEN HUNDRED FIFTY ($18,750.00) Dollars, of even date, with interest at 8% included in said payments of $180.37, beginning December 23, 1993, and payable in the same amount monthly thereafter until November 23, 1999, when the entire balance is due, 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, There is a late charge of 10% on any payment over 10 days past due. Entire Loan or any portion thereof may be paid at any time without penalty.

We, JAMES W. KING, and wife, WILMA B. KING hereinafter called the Grantors, have this day bargained and sold and do hereby transfer and convey unto the said WILLIAM STEVE HALL, JR., and wife, JENNIFER A. HALL their heirs and assigns, a certain tract or parcel of land AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, as of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee.

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2250

Said Lot No. 45 fronts 183 feet on the southerly side of Rose Hill Drive and runs back between lines, 289.05 on the easterly line and 175.15 feet on the westerly line to a dead line in the rear, upon which it measures 191.1 feet thereon.

Being the same property conveyed to JAMES W. KING et ux by deed from David T. Coots et ux of record in Book 7043, Page 752, R. O. D. C., 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." GRANTORS AGREE TO KEEP GRASS CUT IN A NEAT MANNER TO CONFORM TO THE NEIGHBORHOOD.

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM STEVE HALL, JR., and wife, JENNIFER A. HALL, their heirs and assigns, forever and JAMES W. KING, and wife, WILMA B. KING do covenant with the said WILLIAM STEVE HALL, JR., and wife, JENNIFER A. HALL 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 myself, our heirs and representatives to warrant and forever defend the title to said land to the said WILLIAM STEVE HALL, JR., and wife, JENNIFER A. HALL, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property known as Rose Hill Drive, Goodlettsville, Tn. 37072

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,

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258

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

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.

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.

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 23 day of November, 1993.

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X James W. King
JAMES W. KING

X Wilma B. King
WILMA B. KING

X William Steve Hall, Jr.
WILLIAM STEVE HALL, JR.

X Jennifer A Hall
JENNIFER A HALL

State of Tennessee
County of Davidson

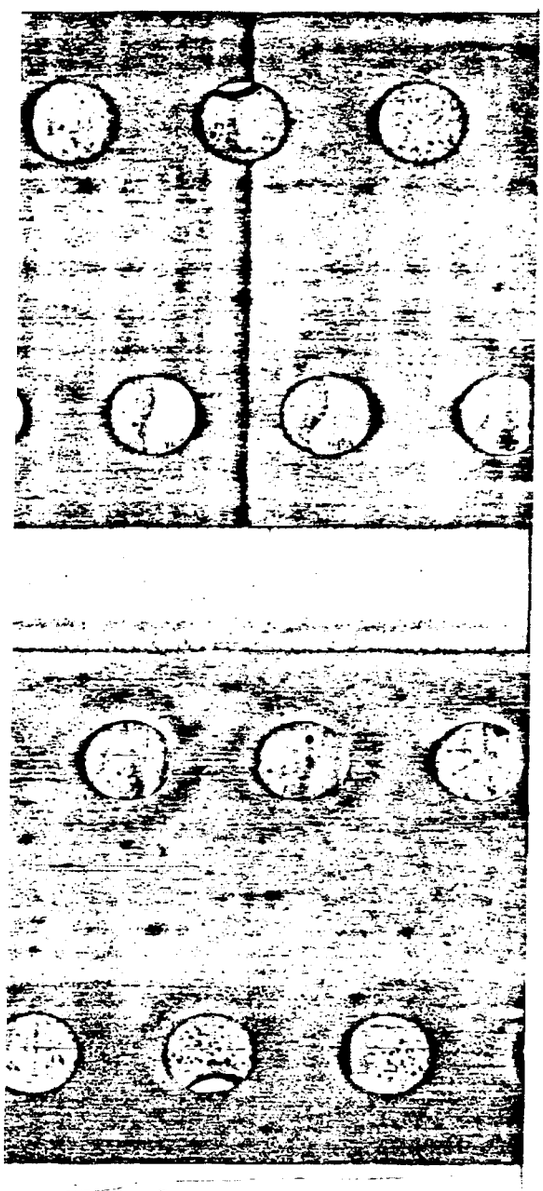
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. KING, and wife, WILMA B. KING and WILLIAM STEVE HALL, JR., and wife, JENNIFER A. HALL the bargainors, with whom I are personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained on this the 23rd day of November, 1993.

Linda A Johnson
Notary Public

My comm. expires 9-27-97

L. KENNETH JOHNSON
LAWYER
202 MOSS AVE.
GOODLETTSVILLE, TN 37072
859-2250

STATE OF TENNESSEE NOTARY PUBLIC JOHNSON LARGE



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

RECEIVED OF _____

FOR _____

BOOK 9164 PAGE 182

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 22750.00
				MAMT 18750.00
				CON TX 83.99
				MOR TX 19.27
				PRFEE 1.00
				WDEED 12.00
				TOTAL 116.26
				CHECK 116.26
			11/29/93 01	08:31 0001 2793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89752
IDENTIF. ↑ REFERENCE

93 NOV 29 AM 8:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 726509