BOOK 9272 PAGE 888

Prepared By; James A. Arrington

INSTALLMENT DEED 9357 03/09 0101 03CHECK 68.52

FROM: JAMES A. ARRINGTON MAP-PARCEL 016-00-0
207.00

TO: Mail DONNA E. ARRINGTON (New Owner) SEND TAX STATEMENTS TO SAME
7021 Lama Terra Court
Goodlettsville, TN 37072

FOR AND IN CONSIDERATION OF the sum of FORTY SIX THOUSAND EIGHT HUNDRED AND NO/100 ($46,800.00) DOLLARS, and to carrying into effect the the terms of divorce decree of record between the parties, the Grantee, Donna E. Arrington has executed a promissory in the principal sum of $46,800.00, together with interest at the rate of statutory amount per annum and payable to the order of James A. Arrington 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, James A. Arrington, hererin called the GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto Donna E. Arrington, herein called GRANTEE, her heirs and assigns, all rights, title and interest in and into certain real estate situated in Davidson County, Tennessee, as follows:

BEING LOT No. 27 on the plan of Ridgeview Estates, Section II, Phase II, of record in Book 6200, Page 692, Register's Office for said county, and to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James A. Arrington and wife, Donna E. Arrington by deed from Lama Terra Ltd, a Tennessee Limited partnership of record in Book 7534, Page 876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 7484, Page 166 and amended in Book 7527, Page 949, said Register's Office, and to the matters set forth in the above referenced plan of record.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I 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, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said Grantees herein do transfer and convey unto Robert Anderson Jr. Trustee, his successors and assigns, the real estate hereinbefore described, with theappurtenances, 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 a insurable amount 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 repairs 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 the 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 at the option if the lawful owner and holder of said notes, of any said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once, and the said Trustee, or his successor in trust is hereby authorized and empowered upon 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 Courthouse in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all 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. 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 of for instituting of defending any litigation which may arise on account of the execution of this conveyance of the enforcement of said line; also the expense 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 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 and holder of said lien notes, or, if more than one, then 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. Be it said also that said transaction is granted to pay Grantee's child support as declared by the Davidson County Court, and that said Grantee waives the right to petition the courts for an increase of said sums. That the cost of the lien, null's and voids the cost of said child support owed to said Grantee. Be it also said, at what time, during the life of said lien, should the Grantor expire, all debts of lien become null and void for reasons stated above, and all interest to said property shall be conveyed to his heir; being the same heir of said Grantee, and Grantee shall have full right to said property.

If all or part of the property or an interest therein is sold or transferred by Grantee herein without Grantor's prior written consent, Grantor may, at his option, declare all sums secured by this Installment Deed to be immediately due and payable.

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 15th day of June 1993.

James A. Arrington
JAMES A. ARRINGTON

Donna E. Arrington
DONNA E. ARRINGTON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named James A. Arrington ~~and~~ Donna E. Arrington the bargainor, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this the 15th day of June, 1993.

~~The actual consideration or value, whichever is greater, for this transfer is $ _____.~~

Donna E. Arrington
AFFIANT

~~Subscribed and sworn to before me, this the~~ 15th day of June 1993.

Barry L. Barnett
NOTARY PUBLIC

My Commission expires: 5-23-97

NOTARY PUBLIC
STATE OF TENNESSEE
LARGE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Donna E. Arrington the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

15th Witness my hand and official seal at Goodlettsville, Tennessee, this the day of June, 1993.

Gail G. Barnett
NOTARY PUBLIC

My Commission Expires: 5-23-94

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Donna E. Arrington
AFFIANT

Subscribed and sworn to before me, this the 2 day of March, ~~1993~~ 1994

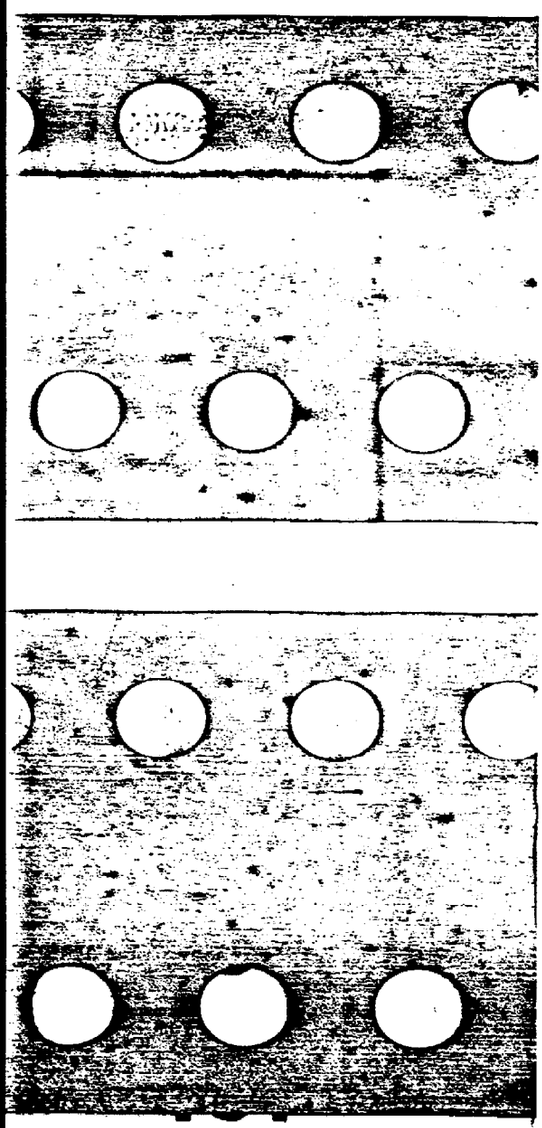
J. Chandler, Dep. Reg
~~NOTARY PUBLIC~~

~~My Commission Expires:~~ _____

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $46,800.00.

25546
IDENTIF. ↑ REFERENCE

94 MAR -9 AM 9:01
FEE [illegible] REGISTER
DAVIDSON COUNTY, TN.



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
			MAMT	46800.00
			MOR TX	51.52
			PRFEE	1.00
			TDEED	16.00
			TOTAL	68.52
			CHECK	68.52
03/09/94	01		09:02 0001	9357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25546
IDENTIF. # REFERENCE

94 MAR -9 AM 9:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 764757