The maximum principal indebtedness secured by this instrument is $13,000.00

This Form furnished by Attorneys Title Company, Inc. **INSTALLMENT DEED** Form No. WD-4

FROM
Jack D. Rainey, et al

TO
Timothy James Stevens

For draftsman's use

Prepared By:

Alan C. Housholder
Attorney at Law
314 Anderson Building
28 White Bridge Road
Nashville, Tennessee 37205

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy James Stevens (NAME)	Same (NAME)	Map 82-16
800 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 334
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

42133

IDENTIF. & REFERENCE

(FOR REGISTER'S USE)

94 APR 22 PM 1:45

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 43,000.00 Jack D. Rainey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April 1994.

Notary Public

MY COMMISSION EXPIRES: 7/26/96

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of forty three thousand & 00/100 DOLLARS

of which $ 30,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees grantee has given Jack D. Rainey a promissory note in the amount of $13,000.00 payable in full by May 1, 2004.

BOOK 9320 PAGE 631

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

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.
Jack D. Rainey, Executor; Jack D. Rainey, individually, Margaret Deason, and Ted R. Wells hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Timothy James Stevens

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

Land in Davidson County, Tennessee, being Lot No. 123 and the northwest part of Lot No. 124 on the map of Williams' Addition to Edgefield, of record in Book 21, Page 45, Register's Office for said County and described according to a copy of a survey thereof made April 21, 1945, by S.R. Sanford, Jr., Surveyor, as follows:
Beginning at the southeast intersection of South 8th Street and Boscobel Street, the northwest corner of Lot No. 123; thence with the easterly margin of South 8th Street southerly 175 feet to a 20-foot alley; thence with the margin of the same easterly 50 feet to a stake at the corner of Lots Nos. 123 and 124; thence with the line between said Lots northerly 81.25 feet to a stake; thence northerly leaving the line between said lots, passing the corner of the house, 47.8 feet to a cut in the outside edge of a sidewalk; thence along the east line of the sidewalk northerly 47.25 feet to the southerly margin of Boscobel Street, said point being 11.25 feet east of the line between Lots Nos. 123 and 124; thence with the south line of Boscobel Street, westerly 61.25 feet to the point of beginning.
Being the same premises conveyed to Amanda Overbey Rainey by deed from William A. Given and wife, Verna George Given of record in Book 1371, Page 664, Register's Office for Davidson County, Tennessee. The said

RECORDERS MEMO
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This is unimproved (x) improved property, known as 800 Boscobel Street, Nashville, Tennessee 37206
(House Number) (Street) P. O. Address; (City or Town) (Postal Zone)

Amanda Overbey Rainey having since died, and said property vested in Jack D. Rainey, Margaret Deason and Ted R. Wells, as evidenced by the Last Will and Testament of Amanda O. Rainey (being one and the same

as Amanda Overbey Rainey) as probated under No. 76120 of the Probate Court for Davidson County, Tennessee.

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 grantors herein do hereby transfer and convey unto Alan C. Housholder Trustee, his successors and assigns, the real estate hereinabefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantors 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 $ _____ 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 grantors, 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 part 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 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 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 grantors 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.

Wherever 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 21st day of April 19 94

Timothy James Stiles — Margaret W. Deason

Jack D. Rainey, Grantor — Ted R. Wells

Jack D. Rainey, individually — Marjorie H. Rainey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9320 PAGE 632

Personally appeared before me, Alan C. Housholder, a Notary Public in and for said County and State, the within named Jack D. Rainey, Executor; Jack D. Rainey, individually, Margaret Deason, and Ted R. Wells, and Marjorie H. Rainey the bargainors, 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 21st day of April, 19 94

Alan C. Housholder, Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 7/26/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

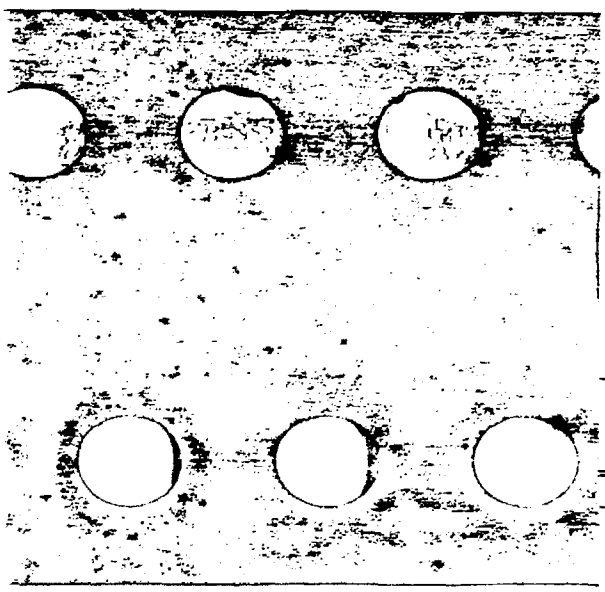
Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

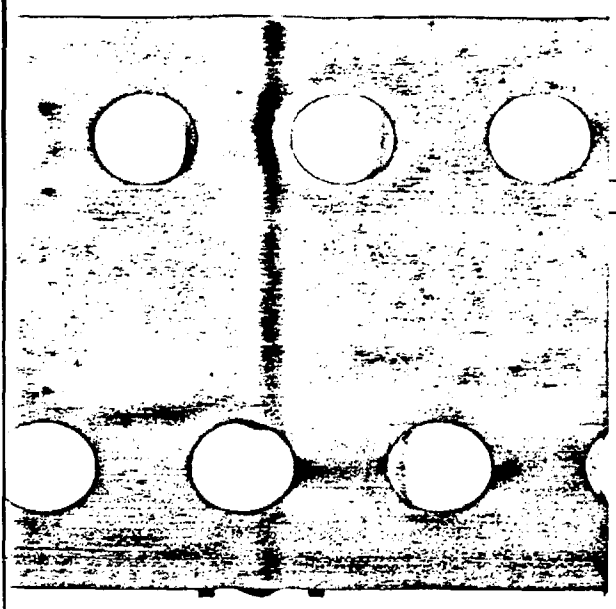
Witness my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____, Notary Public

Commission expires _____

731122 0101 03CHECK 180.75





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

RECEIVED OF _____

FOR _____

BOOK 9320 PAGE 633

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 43000.00
				MAMT 13000.00
				CON TX 159.00
				ERR CO
				CON TX 159.00-
				CON TX 159.10
				MOR TX 12.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 180.75
				CHECK 180.75

04/22/94 01 13:45 0001 7378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42133
IDENTIF. & REFERENCE

94 APR 22 PM 1:45
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 782528