BOOK 9343 PAGE 233

94 MAY 12 AM 11:41

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE

49492

This instrument prepared by
J.P. Barfield
Attorney at Law
Suite 223, Cavalier Bldg.
Nashville, TN 37205

INSTALLMENT DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Murphy Goodman and wife, Sonya Bernice Goodman 713 Farrell Road Nashville, TN 37220	Same	Map 92-03 Parcel 66 11W 01770 Parcel 65 11W 01765

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND ($20,000.00) DOLLARS and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, of which TEN THOUSAND ($10,000.00) DOLLARS has been paid in cash by Murphy Goodman and wife, Sonya Bernice Goodman (the Grantees"), the receipt of which is hereby acknowledged by the herein named Richard J. Enochs and wife, Peggy E. Enochs (the "Grantors"), and for the remainder of TEN THOUSAND ($10,000.00) DOLLARS, the grantees have executed an Installment Deed Note of even date with ten per cent (10%) interest with a lien being hereby expressly retained on the land herein conveyed to secure the payment of the above-described installment deed note and all sums due thereunder, Richard J. Enochs and wife, Peggy E. Enochs (the "Grantors") have bargained and sold, and by these presents does transfer and convey unto the grantees, their successors and assigns, subject however to the lien expressly retained on the land herein conveyed, certain tracts of land located in Davidson County, Tennessee and described as follows (the "properties") tracts of land in Davidson County, State of Tennessee described as follows:

LOTS numbers 29 and 30 in the Map of Mrs. E.S. Clarke's sub-division of lots numbers 39 and 40, and the north half of Lot No. 38 Boyd-McNairy plan which is of record in Book Number 332, Page 27, Register's Office for Davidson County, Tennessee.

SAID Lots numbers 29 and 30 front 50 feet each on the north side of Hefferman Street and run back between parallel lines 180 feet to an alley.

Being part of the same property conveyed to Richard J. Enochs and wife, Peggy E. Enochs, by Warranty Deed from Jeremy Mallard, recorded in Book 9272, page 959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restriction and encumbrances of record.

This is improved property known as 2402 Meharry Boulevard, Nashville, Tennessee 37208.

Being Lot No. 34 on the plan of Jowett's Subdivision of Lot No. 3 of the Elizabeth Harding Tract, of record in Book 57, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts sixty-four (64) feet on the northerly side of Heffernan Street and runs back between parallel lines one hundred eight-two (182) feet to an alley.

Being the same property conveyed to Richard J. Enochs and wife, Peggy E.

Enochs by Deed from Henry Hill, Jr., Trustee, of record in Book 7373, page 924, Register's Office for Davidson County, Tennessee.

This is improved property known as 2242 MeHarry Boulevard, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said Properties, together with all the appurtenances, estate, title, and interest thereto belonging to the said Richard J. Enochs and wife, Peggy E. Enochs, their successors and assigns forever, does covenant with said Murphy Goodman and wife, Sonya Bernice Goodman that they are lawfully seized and possessed of said lands in fee simple, has a good right to convey it, and that the same is unencumbered, except as otherwise noted hereinabove; Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said lands to said grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

And now, for the purpose of better and more effectively securing the payment of said installment deed note, and so that court proceedings will not be necessary to enforce the herein described lien in the event of the non-payment of the note according to its terms, or a breach thereof, and for and in consideration of the sum of One and No/100 ($1.00) Dollar to them paid, and other consideration herein mentioned, the receipt and sufficiency of which is hereby acknowledged, the grantees has this day bargained and sold, and does hereby transfer and convey, to J.P. Barfield, Trustee, whose residence address is Davidson County, Tennessee, and his successors in trust, the lands hereinabove described.

"Maximum principal indebtedness for Tennessee recording tax purposes is $20,000.00"

TO HAVE AND TO HOLD said tracts of land to the said J.P. Barfield, Trustee, and his successors in trust, forever. The grantees covenants that they are lawfully seized and possessed of said land, have a good right to convey it, and that the same is unencumbered except as hereinabove set out.

The grantees further covenant and bind themselves, their successors and assigns, to warrant and defend the title to said lands to the said J. P. Barfield, Trustee, and his successors in trust, and his assigns, forever, against the lawful claims of all persons. However, this conveyance to the said J. P. Barfield, Trustee, is made IN TRUST to secure the payment of said installment deed note and all sums due thereunder and for the uses and trusts herein set forth, and for no other purpose.

No part of the said land or any interest therein shall be sold or transferred by the grantees without the prior written consent and approval of the owner and holder of the indebtedness secured herein.

Now if the grantees shall pay the indebtedness aforesaid when due, according to the terms of said installment deed note, then this instrument is to be of no further force or effect. However, if they fail to pay the said sums of money when due as aforesaid, or any part of said sum, according to the terms above expressed, then all of the indebtedness hereby secured shall, at the option of the owner and holder thereof, and without notice, become immediately due and payable, and upon such default, this conveyance remains in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty (20) days' notice, by three (3) publications in Davidson County, Tennessee, to sell said land at the Courthouse door in said County, to the highest bidder, for cash, and free from the statutory right of redemption, equity of redemption, (homestead, dower, statutory and elective rights,) and all other exemptions of every kind, all of which are hereby expressed waived, and the said Trustee, or his successor in trust, is authorized to make a deed to the purchaser. The owner and holder of the indebtedness herein secured may bid at any sale under this conveyance. The grantees agree that the Trustee may, at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said land, and shall only account for net rents received by him.

The grantees agree to keep all of the building on said property insured by some reliable fire insurance company or companies for the sum of the maximum insurable amount, until the sum herein secured is fully paid, and to have the loss made payable on the policy or policies to said Trustee for the benefit of the owner and holder of the debt herein secured. The grantees agree to keep the improvements on said properties in good repair and preservation and to pay all taxes and assessments, and to pay them when due; and in case they fail to do either, then said Trustee, or the owner and holder of the debt herein secured, may do either, and charge and treat the amount so expended as a part of the debt herein secured.

In case of sale under the deed of trust herein contained, the proceeds will be applied by the Trustee:

First -- To pay all the costs and charges of executing this trust, including attorneys' fees and the expenses of any litigation that may arise on account of the execution and enforcement of this trust.

Second -- To pay any unpaid taxes or assessments.

Third -- To pay said debt, or any balance thereof then remaining unpaid.

Fourth -- The residue to be paid to the undersigned or order.

In case of the death, absence, inability, or refusal to act of the said Trustee at any time when acting under the foregoing powers and trust may be required, the owner and holder of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to J. P. Barfield, Trustee, shall be vested in said successor.

In the event of a sale of said lands under and by virtue of this trust, the said grantees, and all persons holding under them, shall be and become tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be terminated at the option of said purchaser upon five (5) days' written notice.

It is further agreed that the said Trustee, or his successors, may execute the power of sale herein contained and the other powers and rights without giving bond or taking oath.

IN WITNESS WHEREOF, this Installment Deed has been executed this 12th day of May, 1994.

GRANTORS:

BY: _____
RICHARD J. ENOCHS

_____
PEGGY E. ENOCHS

GRANTEES:

BY: _____
MURPHY GOODMAN

_____
SONYA BERNICE GOODMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $20,000.00

Subscribed and sworn to before me, this the 2nd day of May, 1994.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/25/95
(AFFIX SEAL)

5414 05/12 0101 03CHECK 111.70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard J. Enochs and wife, Peggy E. Enochs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath, acknowledged themselves to be, the within named bargainor, and that they as such persons, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Office at Nashville, Tennessee, this the 12th day of May, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/25/95

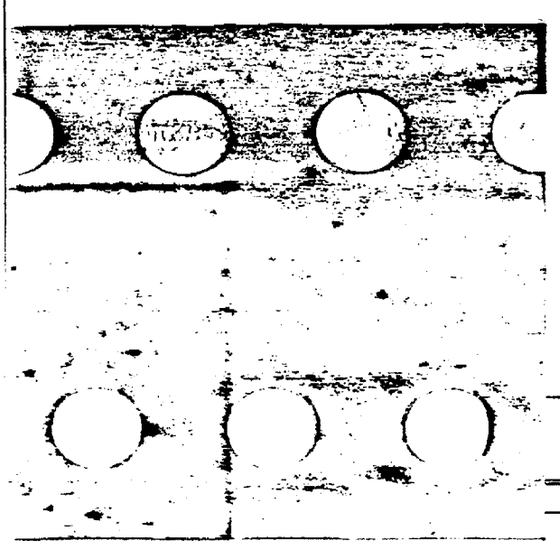
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Murphy Goodman and wife, Sonya Bernice Goodman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath, acknowledged themselves to be, the within named bargainor, and that they as such persons, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Office at Nashville, Tennessee, this the 12th day of May, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/25/95



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

RECEIVED OF _____

FOR _____

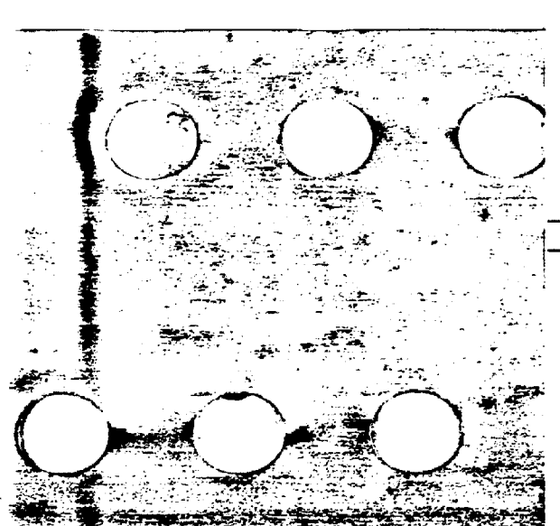
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	20000.00
MAMT	20000.00
CON TX	74.00
MOR TX	20.70
PRFEE	1.00
WDEED	16.00
TOTAL	111.70
CHECK	111.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5414



49492
IDENTIF. & REFERENCE

94 MAY 12 AM 11:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 790452