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

BOOK 9663 PG 547

MAIL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Jeanette Davis

Subscribed and sworn to before me this the day of ~~March~~ APRIL 1995.

Notary Public
My Comm. exp. 9-22-97

95 MAY -4 AM 8:13
REGISTER
DAVIDSON COUNTY, TN.

57573
IDENTIF. & REFERENCE

ADDRESS NEW OWNER: ELVA KEE KING & JEANETTE DAVIS
1620 Union Hill Road
Goodlettsville, Tn. 37072

SEND TAX BILLS TO: same

MAP/PARCEL NO.: 17-21

Mortgagee: Clara C. Hudson
1022 Wilowen Dr.
Nashville, Tn. 37210

INSTALLMENT DEED

MAXIMUM PRINCIPAL AMOUNT OF INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ 22,000.00

For and in consideration of the sum of Forty Four Thousand and no/100 ($44,000.00) Dollars, of which Twenty Two Thousand and no/100 ($22,000.00) has been paid in cash by the Grantee, Jeanette Davis hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said Grantee, Elva Kee King has executed her note of even date payable to Clara C. Hudson, in the amount of Twenty Two Thousand and no/100 ($22,000.00) Dollars of even date, with no interest, payable $6,000.00 August 1, 1995 and the balance payable $2,500.00 annually, beginning one year after date until paid. A lien is expressly retained on the land herein conveyed,

I, Clara Suzanne C. Hudson, Executrix of the Estate of Clyde Edward Clement, deceased, with full power under the will, duly probated in the Probate Clerks Office, 94P-1754, have this day bargained and sold and do hereby transfer and convey unto Jeanette Davis and Elva Kee King, their heirs and assigns, each a one half undivided interest in a certain tract or parcel of land AS FOLLOWS:

Land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING in the center of the Union Hill Road near a large beech tree in front of where Roy Talley now lives on Old Thompson Place; thence North 4 degrees East 232 feet to a maple tree with poplar pointers; thence North 89 degrees East 475 feet to a stone; thence South 4 degrees West 273 feet to the center of said road: thence with the center of said road, South 89 degrees West 475 feet to the beginning.

INCLUDED but EXCLUDED from this conveyance is a plot of ground conveyed by said Pike et ux to William Pike et ux, and now occupied by them as a home, and described as follows:

SAID part so excluded lies in the southwest corner of said tract above described, and fronts 200 feet along the

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2259

center line of the Union Hill Road and runs back between parallel lines in a northerly direction a distance of 93 feet on the westerly side and a distance of 105 feet on the easterly side and measures 220 feet more or less on the rear. The westerly side of said excluded tract runs along the westerly boundary of the above described larger tract and the southerly side of same runs along the southerly boundary of above decribed larger tract. ALSO INCLUDED, but Excluded is a small tract of land included in conveyance of record in Book 5239, page 590, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Clyde Clement by deed from Bennie J. Pike et ux, of Record in Book 5867 page 730, Register's Office for Davidson County, Tennessee. Said Clyde Clement died Testate and the will of record in Will Book 194, page 541, Rule No. 94-P-1754, gives Executrix the power to sell said property.

BOOK 9663 PG 548

THIS PROPERTY IS CONVEYED "AS IS" AND SUBJECT TO ALL EASEMENTS APPARENT AND OF RECORD and ANY PREMISES INCLUDED IN ROADS OR STREETS.

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said ELYA KEE KING and JEANETTE DAVIS, their heirs and assigns, forever

And I, CLARA SUZANNE C. HUDSON, EXECUTRIX, do covenant with the said ELYA KEE KING and JEANETTE DAVIS that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to the said ELYA KEE KING and JEANETTE DAVIS their heirs and assigns against the lawful claims of all persons whomsoever.

This is improved property known as 1630 Union Hill Road, 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 Grantee 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. I the said Grantee 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 its actual value until the note herein secured is 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 note, 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 I 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

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2256

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

Grantee 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, 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: BOOK 9663 PG 549

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 Grantee 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 Grantee, have hereunto set our hands this the 7th day of April, 1995.

Clara Suzanne C. Hudson
CLARA SUZANNE C. HUDSON

X Elva Kee King
ELVA KEE KING

Jeanette Davis
JEANETTE DAVIS

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2256

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

CLARA SUZANNE C. HUDSON, EXECUTRIX, and JEANETTE DAVIS the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained on this the 20 day of April, 1995.

Notary Public

My comm. exp. 9-27-97

BOOK 9663 PG 550

State of Tennessee
County of CARROLL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELVA KEE KING the bargainor with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained on this the 11th day of April, 1995.

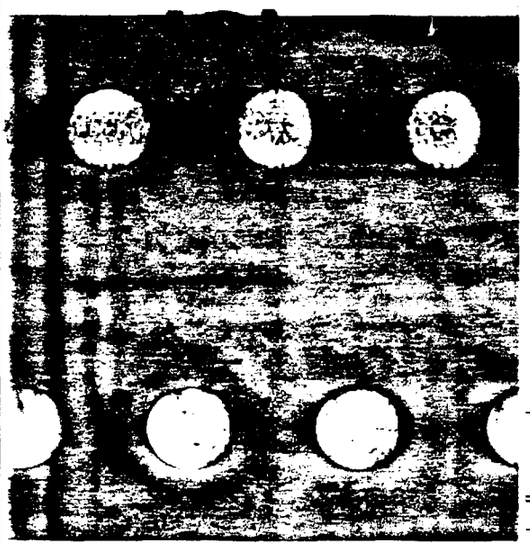
Notary Public

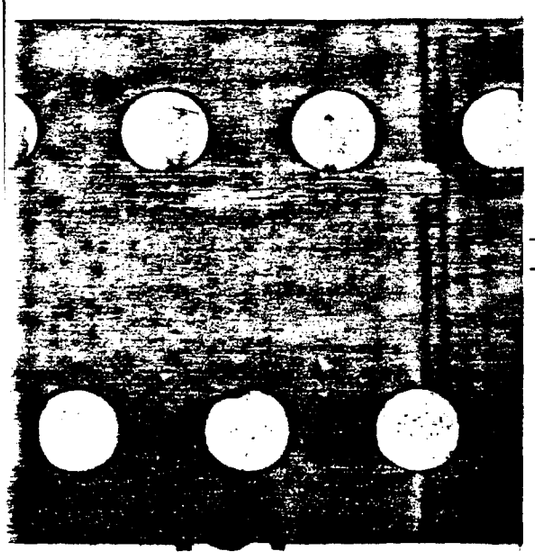
My comm. exp. 12-15-97

L. KENNETH JOHNSON
LAWYER
301 MOSS TRAIL
WOODLETTSVILLE, TN 37072
889-2258

INSTALL.DEED.HUDSON.DAVIS PAGE. 4

7444 05/04 1101 03CHECK 225.00





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

RECEIVED OF _____

FOR _____

BOOK 9663 PG 551

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	50000.00
MAMT	22000.00
CON TX	185.00
MOR TX	23.00
PRFEE	1.00
WDEED	16.00
TOTAL	225.00
CHECK	225.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7444

57573
IDENTIF. ↑ REFERENCE

95 MAY -4 AM 8:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906860