BOOK 9727 PG 528

INSTALLMENT DEED

Address New Owner(s) As Follows.
Pete Baird
427 McClellan Avenue
Nashville, Tennessee 37211

Send Tax Bils To:
Same

Map.Parcel
133-01
149

For and in Consideratin of the sum of Forty-Five Thousand 0 0/100 ($45,000.00) Dollars, of which Five Hundred no/100 ($500.00 Dollars,has been paid in cash by grantee ,the receipt of which is hereby acknowledged,and for remainder ($44,500.00) Dollars,the said grantee has executed his promissory note in the principal sum of $44,500.00, of even date herewith, which said note is payable to the order of Albert Morrison. Said note being payable in monthly installments of $551.84 each, including interest at 8.5 percent per annum. Further grantee shall pay one balloon payment of $12,978.46 on or before September 1, 1997. The first monthly payment of $551.84 is due and payable on the 10th day of August 1995, and thereafter on or before the 10th day of each succeeding month until paid in full.

all of said notes bearing 8.5 percent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interests, and attorney fees, a lien is expressly retained on the land herein conveyed,

Morrison Heating and Air Conditioning Service, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Pete Baird , his heirs and assigns, certain real estate in Davidson County, TN, as follows:

Beginning on the southerly margin of Radnor Terrace, formerly McClellan Avenue, at the northwest corner of Lots No. 16 on the Map of Radnor Place, as of record in Book 421, page 58, Register's Office for said County; thence with the southerly margin of said Terrace, westwardly 50 feet, more or less to the northeast corner of the property conveyed to Harvey Hughs and wife, by deed from J.E. Barksdale and wife, of record in Book 1194 , page 468, said Register's Office ; thence with said Hughes westerly line, southwardly 179.5 feet, more or less, to said Hughes' southwest corner; thence eastwardly 50 feet, more or less, to the southwest corner of said lot No. 16; thence with the westerly line of said lot No. 16, nothwardly 179.5 feet to the beginning.

Being the same property conveyed to Morrison Heating and Air Conditioning Service, Inc. by deed from Florence Bloodworth Mathews of record in Book 8796 page 570, Register's Office of Davidson County, TN.

unimproved ( )
This is improved (x) propery known as 427 McClellan, Nashville,TN

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 45,000.00

To Have and to Hold 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, havea 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 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 me _____ in hand paid,_____, the said grantee _____

do hereby transfer and convey unto Monte D. Watkins 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 erected on said property, insured with a 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 interst may appear.

We _____further agree to keep the improvements on said property in good repair and preservation,and to pay all taxes and assessmentss 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 indebtness secured therein, the same to bearinterest from the date of such payment.

Now, if we _____,the said grantee _____ 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 past 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 gkiving 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 trust conveyance. Grantees 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 therof, 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 procedds will be applied by theTrustee as follows:

1st. To the payment of all costs, charges and expenses of executing this conveyance and enforcing said lien as herin 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 their heirs, representatives or assigns.

In case of the death, absence, inability or refusal to act of said Truste at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien no;tes, 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 Monte D. Watkins ,Trustee, shall be vested in said successor.

Said Trustee shall execute this trust without being required to give bond, and execute this trust without being required togive bond, and he shall not be required to file any account or settlement in relation to his truteeship.

IN WITNESS WHEREOF, we, the said Morrison Heating and Air Conditioning Service and Monte D. Watkins hereunto set our hands at Nashville, Tennessee, this the 10th day of July 19 95

Morrison Heating and Air

by: [signature]

Monte D. Watkins

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00 , [signature].
Sworn to and subscribed before me this 10th day July 1995.

[signature]
NOTARY PUBLIC

My Commission expires: 7/25/98

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

95 JUL 11 AM 10:25
DAVIDSON COUNTY, TN.
REGISTER

PICK-UP

0077965

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named _____, the bargainor____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 1995

7/25/95, Notary Public

Commission Expires 7/25/95

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, TERRY K. WAYTON, a Notary Public of the State and County aforesaid personally appeared Albert Morrison with whom I am personally acquainted, and who, upon oath, acknowledged him self to be president of the Morrison Heating and Air Conditioning Service, Inc. the within named bargainor, a corporation, and that he as president, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

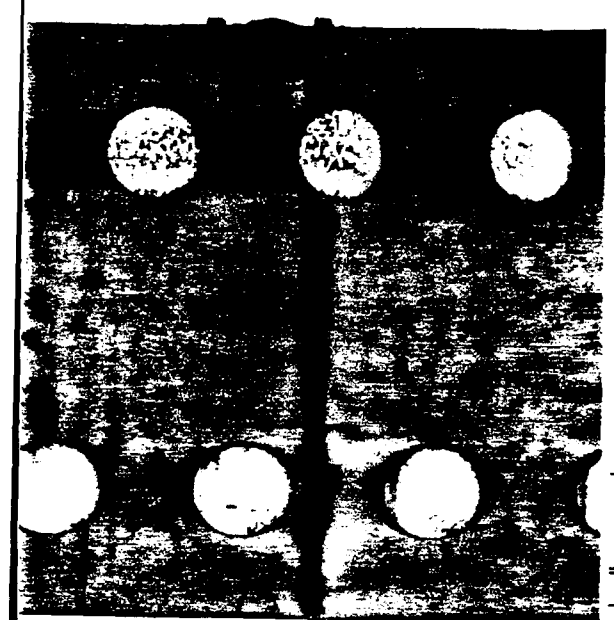
Witness my hand and seal, at this office in Nashville TN, this 10th day of July, 1995.

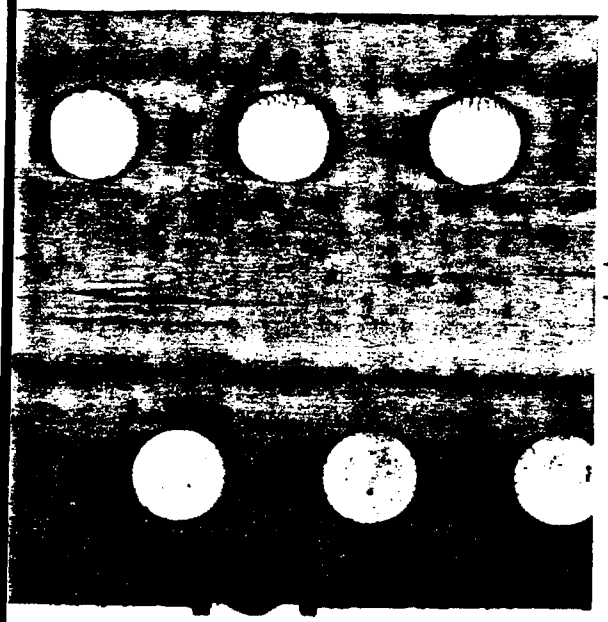
Notary Public

Commission expires 7/25/95

This instrument prepared by:

Monte D. Watkins
Attorney at Law
176 2nd Avenue North, Suite 300
Nashville, TN 37201





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9727 PG 532

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 45000.00
MAMT 45000.00
CON TX 166.50
MOR TX 49.45
PRFEE 1.00
MISC 16.00
TOTAL 232.95
CHECK 232.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/11/95 01 10:25 0001 9896

0077965
IDENTIF. & REFERENCE

95 JUL 11 AM 10:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 929023