BOOK 9989 PG 329

INSTALLMENT DEED

Address New Owner(s) As Follows.	Send Tax Bils To:	Map.Parcel
Muhammad Ali	Same	681-15
302 Todd Lane		313
Smyrna, TN 37167		

For and in Consideration of the sum of Seven Thousand Two Hundred & no/100($7,200.00)Dollars, of which Ten&no/100 ($10.00)Dollars,has been paid in cash byMuhammad Ali (grantee)the receipt of which is hereby acknowledged,and for remainder ($7,200.00)Dollars,the said grantee has executed his promissory note in the principal sum of $7,200.00 of even date herewith, which said note is payable to the order of Anthony Locklayer and wife, Sylvia Lockerlayer. Said note being payable in monthly installments of $150.00 each. The first monthly payment of $150.00 is due and payable on the 5th day of April, 1996, and thereafter on or before the 5th day of each succeeding month until paid in full.

All of said notes bearing N/A 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,

Anthony Locklayer and wife, Sylvia Locklayer

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

Land in Davidson County, Tennessee, being the southerly or rear parts of Lot No. 31 and Lot N0. 32 on the plan Manlove Heirs, of record in Book 21, page 129, Register's Office for said County.

Said southerly parts of Lot No. 31 and Lot No. 32 front 50 feet on the easterly margin of Eighteenth Avenut North, formerly Salem Street, now D. B. Todd Blvd., and extends back with the northern margin of an alley 113 feet to the west line of Lot. No. 33, and measuring 48.8 feet in the rear.

Being the same property conveyed to Anthony Locklayyer and wife, Sylvia Locklayer from Christina Norris,Clerk and Master, of record in Book 7909 page 771, Register's office Davidson County, TN.

unimproved (x)
This is improved ( ) propery known as 1512 D.B. Todd Nash.,TN

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging,to the said grantee,his 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 grantee, his 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.

I, the said grantee,do hereby agree to keep all buildings now on, or erected on said property, insured with areliable fire insurance company or companies for at least the sum of $N/A until the notes herein secured are fully paid, and to have the loss, if any, made payable on thepolicy or policies to said Trustee for the benefit of the lawfulowner and holder of said notes, as his interest may appear.

I 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 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 bear interest from the date of such payment.

Now, if I ,the said granteeshall 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 furtherforce or effect. But if I 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;I fail to reimburse the Trustee or lawful owner and holder of said notes for all sums with interest,so expended bysaid Trustee, or lawful owner and holder of said notes, withinthirty days from date of such payment, this trust conveyanceshall remain in full force and effect, and at the option of thelawful owner and holder of said notes, or any of said notes thenpast 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 trust conveyance. Grantee agrees, 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 I 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 his 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, I , the said Muhammad Ali and Monte D. Watkins hereunto set our hands at Nashville , Tennessee, this the 22 day of March 19 96

Anthony Locklayer
Monte D Watkins

Sylvia D. Locklayer
Muhammad U. Ali

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $ 7,200.00 , Anthony Locklayer.
Sworn to and subscribed before me this 22nd day March 1996.

Terry R. Clayton
NOTARY PUBLIC

My Commission expires: 7/25/98

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, TERRY R. CLAYTON, a Notary Public in and for said County and State, the within named Muhammad Ali Anthony Locklayer Sylvia Locklayer and Monte Watkins , 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 22ND day of March , 1996

PICK-UP

Terry R. Clayton, Notary Public

Commission Expires 7/25/98

This instrument prepared by:

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

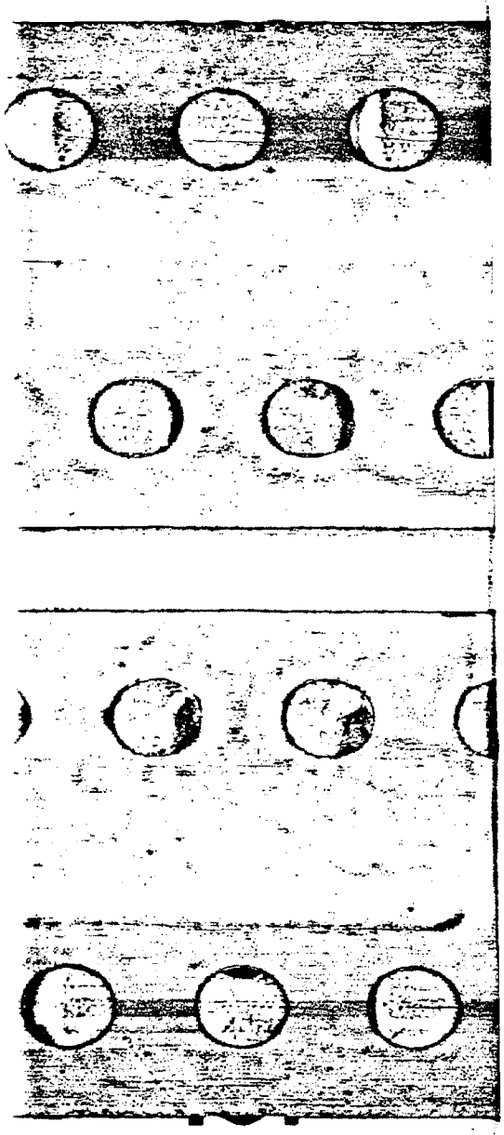
"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 7,200.00."

0163436
IDENTIF. ↑ REFERENCE

96 MAR 25 AM 11:2
FELIX L. WILSON III REGISTER
DAVIDSON COUNTY, TN

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
MY COMMISSION EXPIRES 07/25/98

MTGTAX
CHECK
45.62



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

RECEIVED OF _____

FOR _____

BOOK 9989 PG 332

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	7200.00
MAMT	7200.00
CON TX	26.54
MOR TX	5.98
PRFEE	1.00
WDEED	12.00
TOTAL	45.62
CHECK	45.62

03/25/96 01 11:23 0001 2005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163436
IDENTIF. ↑ REFERENCE

96 MAR 25 AM 11:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020042