Prepared by: Arlis B. Armstrong and wife, Edna K. Armstrong
6505 Jocelyn Hollow
Nashville, TN 37205

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary K. Armstrong	Same	Map 102-11
(NAME:)	(NAME:)	Parcel 75
823 Brook Hollow Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 10575 PG 390

FOR AND IN CONSIDERATION of the sum of Sixty-eight thousand one hundred twenty-eight and 52/100 ($68,128.52) Dollars. *Dollars,*

of which NO *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* one note has been executed in the amount of Sixty-eight thousand one hundred twenty-tight and 52/100 ($68,128.52) *Dollars,* Payable to Arlis B. Armstrong and Edna Armstrong in 15 years at an interest rate of 12% Mary K. Armstrong *has executed*

said note and agrees to promptly pay existing mortgage of Record in deed Book _____ and Page _____ and the note payable to Credithrift of America, Inc. that is secured by said land, both of which are included in the $68,128.52 and are not in addition thereto. This is a wrap around mortgage binding both Grantees and grantors thereto.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, 823 Brook Hollow Road, Nashville TN 37205

have this day bargained and sold, and do hereby transfer and convey unto the said Mary K. Armstrong

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 238 on the Map of Horton Heights, Section "A" of record in Book 2133, page 71, Register's Office for said County.

Said Lot No. 238 is situated on the northwesterly corner of the intersection of Brook Hollow Road and Hainey Drive, fronting a total of 210 feet on the westerly margin of Brook Hollow Road and 165 feet on the northerly margin of Hainey Drive, said frontages being joined by a curve having a length of 39.3 feet and a radius of 25 feet. Said Lot runs back 181.5 feet on the northerly side from Brook Hollow Road and 208 feet on the westerly side from Hainey Drive.

Being the same property conveyed to Arliss Armstrong and wife, Joann Armstrong, by deed from Larry L. Elchesen and wife, Jean K. Elchesen of record in Book 5396 page 179, Register's Office for Davidson County, Tennessee. EDNA ARMSTRONG AND JOANN ARMSTRONG ARE THE SAME PERSON. (SEE ATTACHED AFFIDAVIT)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,128.52

Subscribed and sworn to before me, this the 24th day of December 1986

Affiant

My commission expires: Dec 19 1989

(Affix Seal) Notary Public

This is unimproved ( ) improved (✓) property, known as 823 Brook Hollow (House Number) (Street) P. O. Address: Nashville TN (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mary K. Armstrong and her *(successors), 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mary K. Armstrong *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said

hereinafter referred to as trustors, hereby transfer and convey unto , Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors 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 the sum of $, or at least the maximum insurable value, until the indebtedness 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 or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof 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 equity of redemption, statutory right of redemption, homestead, and all other exemptions and rights 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The words "Trustors" when used herein shall apply to parties both singular and plural.

Witness our *hands* _____ *this* 29th *day of* December, 19 96, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Arliss Armstrong

Edna Armstrong

Mary K. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10575 PG 391

Personally appeared before me, JOHN L. TEMPLETON III, *a Notary Public in and for said County and State, the within named* ARLISS ARMSTRONG, EDNA ARMSTRONG, and MARY K. ARMSTRONG

the bargainor _____, *with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tenn., *this* 29th *day of* December, 19 96.

My commission expires _____ *Notary Public* John L. Templeton III

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____ *and* _____ *with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged* _____ *to be the* _____ *and* _____ *respectively of* _____, *the within named bargainor, a corporation, and that* _____ *as such* _____ *and* _____, *executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said* _____ *as* _____ *and attesting the same by the said* _____ *as* _____.

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

_____ *Notary Public*

Commission expires _____

INSTALLMENT DEED

FROM

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 68,128.52
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 1997.
Deputy Register

"Maximum Principal Indebtedness for Recording Tax Purposes is $ 68,128.52

RECORDED AS PRESENTED, WITH OBSCURITY OR PRINTING IN LEGIBILITY OF WRITING, TYPING OR PRINTING WHEN RECEIVED THIS DOCUMENT UNSATISFACTORY

Published by

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Aug. 1 1997

BOOK 10575 PG 392

Deed dated 12-29-56 to Mary K. Armstrong.
the person listed and signed as Edna Armstrong
and Joann Armstrong, are the same personed
this should be attached to deed for Mary K. Armstrong

Edna Armstrong
Joann Armstrong

STATE OF TENNESSEE
THIS DOCUMENT PROVIDES ADEQUATE INFORMATION FOR PROCESSING IN
ADDITIONAL FEES MAY BE REQUIRED

Notary
01-09-2000

NOTARY PUBLIC AT LARGE

PICK-UP

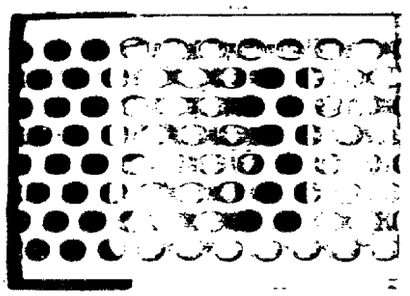
03399419
IDENTIF. & REFERENCE

97 AUG 20 AM 11:45

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8880 08/20 0101 OUCHECK 341.13

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



RECEIVED OF _____

FOR _____

BOOK 10575 PG 393

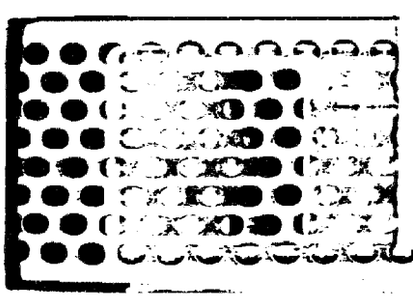
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CART	68128.52
MART	68128.52
CON TX	252.00
MOR TX	76.00
PRFEE	1.00
WDEED	12.00
TOTAL	341.13
CHECK	341.13

08/20/97 01 11:50 0001 8860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339419
IDENTIF. & REFERENCE

97 AUG 20 AM 11:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1188402