This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

WILLIAM R. HOOVER

et ux EVELYN M. HOOVER

TO

W.R. HOOVER, JR.

et ux ANGELA LYNN HOOVER

For draftsman's use

THIS INSTRUMENT PREPARED BY:

ROBERT H. JENNINGS, JR.
JENNINGS & TOMKINS
Suite 2240 - L & C Tower
Nashville, Tennessee 37219
(615) 244-0847

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W.R. HOOVER, JR. et ux (NAME)	W.R. HOOVER, JR. et ux (NAME)	
124 Rio Vista Drive (STREET ADDRESS OR ROUTE NUMBER)	124 Rio Vista Drive (STREET ADDRESS)	43-12-24
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

Mail

(FOR REGISTER'S USE)

BOOK 11227 PAGE 460

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 36,000.00 .

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 36,010.00 W.R. Hoover
Affiant William R. Hoover

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 87

Notary Public

MY COMMISSION EXPIRES: 6-8-93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION OF the sum of THIRTY-SIX THOUSAND TEN DOLLARS ($36,010.00) DOLLARS

of which $ $10.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees agree to pay to the grantors the said balance of $36,000.00 in monthly installments of $288.21 per month for 240 months. The first monthly payment being paid November 21, 1988 and the last monthly payment to be paid on October 21, 2008. The grantees have executed an Installment Deed Note in the principal amount of $36,000.00 payable to the grantors in monthly installments of $288.21 per month for 240 months. Said note being dated November 21, 1988. Said payment include interest of Seven and One-half percent (7½%).

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

We, William R. Hoover, et ux Evelyn M. Hoover

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

W.R. Hoover, Jr., et ux Angela Lynn Hoover 3446 12/01 0101 03CHECK 183.34

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 33.34 feet front and 33.64 feet rear of lot No. 17 and the southerly 33.33 feet front and 33.64 feet rear of lot No. 18 of block "B" on the Revised Plan of Myatt-Eagan Subdivision of lot No. 8 and west part of lot No. 9 of Anderson Estates, as of record in book 1424, page 107, Register's Office for said County, described together according to a survey made by Harvey Gee, Surveyor, November 22, 1952, as follows:
Beginning on the easterly margin of Rio Vista Drive, at the southwest corner of the property conveyed to Paul Aubun Johnson and wife, by deed from John B. Pendleton and wife, of record in book 2448, page 231, said Register's Office; thence with the southerly line of said Johnson property, eastwardly 179.07 feet to an iron pin; thence southwardly 67.28 feet to a point 16.82 feet north of the northeast corner of lot No. 16, said point being located by an iron pin; thence westwardly 188.14 feet to an iron pin on the easterly margin of Rio Vista Drive, at a point 16.66 feet north of the northwest corner of said lot No. 16; thence with said Drive, northwardly 66.67 feet to the beginning.

Being the same property conveyed to William R. Hoover, et ux Evelyn M. Hoover by deed from Robert Frank Marshall (now deceased) and wife, Katherine B. Marshall of record in Book 6485, page 314 Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 124 Rio Vista Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the 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, have a 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 the 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 us in hand paid, we, the said grantees herein do hereby transfer and convey unto Robert H. Jennings, Jr. 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 to be hereafter erected on said property, insured in some 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 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 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 indebtedness secured herein, the same to bear interest from the date of such payment. Now, if we, the said grantees, 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 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 conveyance. We 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 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 advise 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 the grantees 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 notes, 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 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 grantees, have hereunto set our hands this the _____ day of _____ 19____.

William R. Hoover — W.R. Hoover, Jr.

Evelyn M. Hoover — Angela Lynn Hoover

GRANTORS GRANTEES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11227 PAGE 461

Personally appeared before me, Linda Ledbetter, a Notary Public in and for said County and State, the within named William R. Hoover, et ux Evelyn M. Hoover and W.R. Hoover, Jr., et ux Angela Lynn Hoover (or proved to me on the basis of satisfactory evidence) 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 First Tennessee Bank, Tennessee, this 14th day of Dec, 1989

Linda Ledbetter, Notary Public

Commission expires 12-8-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

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

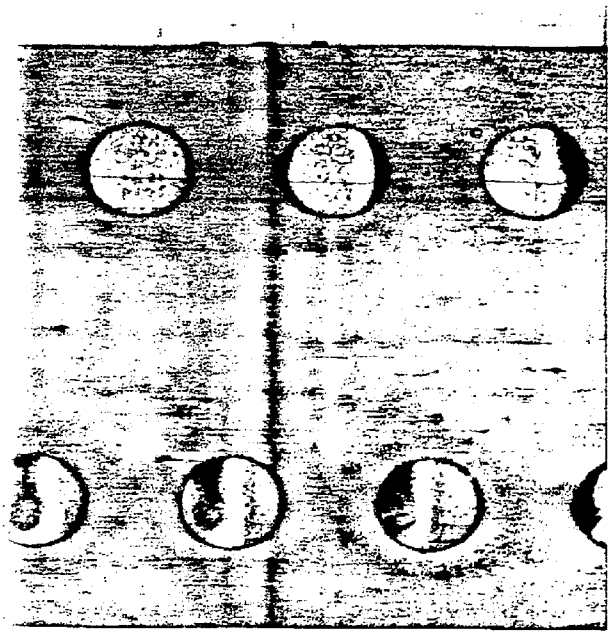
_____, Notary Public.

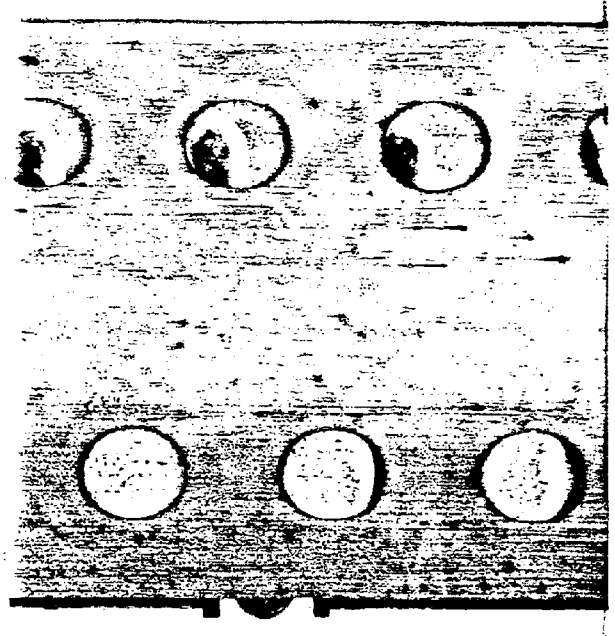
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

'89 DEC -1 PM 2:44
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

05185 79





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11227 PAGE 462

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	36010.00
MAMT	36000.00
CON TX	133.24
MOR TX	39.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	183.34
CHECK	183.34

12/01/98 01 14:24 0001 3446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05 18579

IDENTIF. & REFERENCE

98 DEC -1 PM 2:24

ALL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1378477