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INSTALLMENT DEED Form No. WD - 4

FROM
Margaret C. Stevens,

A/K/A Margaret Craig Stevens

TO
Kelly Jones and Ric Clarke

For draftsman's use

Prepared by:

Alan C. Housholder, Attorney
28 White Bridge Road, #314
Nashville, TN 37205

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Jones and Ric Clarke (NAME)	Kelly Jones and Ric Clarke (NAME)	92-16-223
1816 Division Street (STREET ADDRESS OR ROUTE NUMBER)	1816 Division Street (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 327,692.18

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2005.

ALAN C. HOUSHOLDER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Three Hundred Twenty-Seven Thousand, Six Hundred Ninety-Two & 18/100 Dollars DOLLARS

of which $ 4,464.28 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have given their promissory note of even date in the amount of $323,227.90 bearing interest from date at the rate of 4% per annum, payable to Margaret C. Stevens. Both principal and interest of said note are payable in monthly installments of $4,464.28 each, beginning on September 1, 2005 and continuing on the 1st day of each consecutive month thereafter with both principal and interest have been fully paid

Davidson County DEEDINST
Recvd: 08/12/05 11:11 3 pgs
Fees:18.00 Taxes:1581.87
20050812-0095666

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,

Margaret C. Stevens AKA Margaret Craig Stevens

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Kelly Jones and Ric Clarke (each receiving an undivided one-half interest)

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

Being part of Lot No. 144 on the Plan of John Boyd's Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Division, formerly McTyeire Street, as now located at the southeast corner of part of said lot, formerly owned by the Hibernian Society; thence with the easterly line of said lot, northerly 123 feet, more or less, to a fence; thence with the line of said fence easterly 35 feet, more or less, to the west line of a part of said lot, formerly owned by Dora B. Grimes; thence with said line southerly 125 feet, more or less, to the northerly margin of Division, formerly McTyeire Street, as now located; thence with the northerly margin of said street westerly 34 feet 2 inches to the beginning.

Continued on next page.

This is unimproved ( ) improved (X) property, known as 1816 Division Street (House Number) (Street) Nashville (P. O. Address: City or Town) 37203 (Postal Zone)

The maximum indebtedness secured by this instrument is $323,227.90

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 Alan C. Housholder 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 $ 320,000.00 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 therein, 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 fee 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 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 10th day of August 19xx 2005.

Margaret C. Stevens

Kelly Jones

Ric Clarke

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alan C. Housholder, a Notary Public in and for said County and State, the within named Margaret C. Stevens AKA Margaret Craig Stevens, Kelly Jones and Ric Clarke, 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 10th day of August, 19xx 2005.

ALAN C. HOUSHOLDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public.

Commission expires

My Commission Expires MAY 24, 2009

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.

Commission expires

INSTALLMENT DEED CONTINUED

FROM

Margaret C. Stevens,
A/K/A Margaret Craig Stevens

TO

Kelly Jones and Ric Clarke

Being part of the same property conveyed to CHARLES P. STEVENS AND WIFE, MARGARET C. STEVENS (ONE HALF UNDIVIDED INTEREST) AND WILLIAM B. STEVENS AND WIFE, WILMA AILEEN STEVENS (ONE HALF UNDIVIDED INTEREST) by deed of record in Book 3872, page 75, said Register's Office, the said Charles P. Stevens having since died leaving Margaret C. Stevens, their undivided 1/2 interest as owned as Estate by the Entireties, as to the interest of William B. Stevens and wife, Wilma Aileen Stevens, the said Wilma Aileen Stevens having predeceased William B. Stevens, the Will of William B. Stevens of record in WB 141, page 396, Probate Clerk's Office devised subject property to Charles P. Stevens, the said Charles P. Stevens having since died, the Will of Charles P. Stevens of record in WB 224, page 27, Probate Clerk's Office devised the subject property to Margaret Craig Stevens.