Randall Phillips Trustee
416 Union St.
Nashville, Tenn.

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This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

INSTALLMENT DEED

Map 136
P/O Par. 16-26-29

For and in Consideration of the Sum of Two Hundred Forty Thousand Eight Hundred Sixty Two and 50/100 ----------($240,862.50)---------- Dollars, of which Sixty Five Thousand and No/100 ----------($65,000.00)---------- Dollars, has been paid in cash by Randall Phillips, Trustee the receipt of which is hereby acknowledged, and for the remainder One Hundred Seventy Five Thousand Eight Hundred Sixty Two and 50/100 ------($175,862.50)---------- Dollars, the said Randall Phillips, Trustee has executed his one installment deed note of even date herewith in the original principal amount of One Hundred Seventy Five Thousand Eight Hundred Sixty Two and 50/100 ($175,862.50) Dollars, payable to the order of D. & T. Land Company, in 5 equal annual installments of Thirty Five Thousand One Hundred Seventy Two and 50/100 ($35,172.50) Dollars, each, without interest. Sellers agree to accept $1,500.00 per acre from the developer as a lot release basis, said sum to be applied on the next annual payment due. If sufficient acreage is not used in twelve (12) months to pay entire installment due then purchasers will pay balance.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, D and T Land Company

have this day bargained and sold, and do hereby transfer and convey unto the said Randall Phillips, Trustee his successors heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Second Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument (Tennessee State Plane Coordinates X = 1,821,675.73, Y = 623,658.96) on the west margin of the proposed relocation of Anderson Lane, said monument being 5600', more or less, Northerly from the centerline of Smith Springs Road; also, said monument being the northeast corner of the tract hereinafter described, and proceeding with the westerly margin of said relocation and between iron pins as follows: South 22 deg. 58' West a distance of 17.40 feet; South 18 deg. 49' West a distance of 232.12 feet; South 9 deg. 30' West a distance of 204.16 feet; South 1 deg. 52' West a distance of 205.79 feet; South 8 deg. 15' East a distance of 292.76 feet; South 13 deg. 46' East a distance of 783.82 feet; South 10 deg. 12' East a distance of 180.30 feet; South 2 deg. 30' East a distance of 187.75 feet; South 5 deg. 21' West a distance of 195.40 feet; South 13 deg. 21' West a distance of 196.54 feet; South 21 deg. 53' West a distance of 224.05 feet; South 26 deg. 31' West a distance of 997.24 feet; North 63 deg. 29' West a distance

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of 10.00 feet; South 26 deg. 32' West a distance of 225.00 feet; South 63 deg. 28' East a distance of 10.00 feet; South 26 deg. 29' West a distance of 137.72 feet; South 23 deg. 39' West a distance of 176.54 feet; South 15 deg. 31' West a distance of 176.37 feet; South 12 deg. 41' West a distance of 516.50 feet; North 77 deg. 18' West a distance of 10.00 feet; South 12 deg. 42' West a distance of 200.00 feet; South 77 deg. 18' East a distance of 10.00 feet; South 12 deg. 41' West a distance of 379.48 feet to a concrete monument; thence leaving said westerly margin, North 81 deg. 29' West a distance of 220.41 feet to a concrete monument; thence North 79 deg. 50' West a distance of 774.31 feet to a point; thence not with the existing fence, North 9 deg. 34' East a distance of 770.00 feet to a hub in a cedar stump 10 feet north of a fence; thence North 82 deg. 07' West a distance of 639.30 feet to a hub in a fence; thence with a fence, North 9 deg. 25' East a distance of 2045.74 feet to a corner post; thence, with a fence, North 81 deg. 21' West a distance of 909.10 feet to a concrete monument; thence, with a fence, North 17 deg. 18' East a distance of 371.30 feet to a concrete monument; thence with a government take line and between iron pins as follows: South 61 deg. 20' East a distance of 564.72 feet; North 45 deg. 59' East a distance of 505.98 feet; South 77 deg. 54' East a distance of 605.65 feet; North 23 deg. 10' East a distance of 668.39 feet; North 25 deg. 33' West a distance of 273.85 feet; North 38 deg. 34' East a distance of 776.07 feet; North 1 deg. 54' East a distance of 613.76 feet to a concrete monument; thence leaving said take line, South 70 deg. 12' East a distance of 854.06 feet to the point of beginning, containing 192.69 acres, more or less, per a survey made by Turner Engineering Company, Nashville, Tennessee, dated July 27, 1965.

Being part of the same property conveyed to D and T Land Company, by deed from J. Gordon Parman, Sr., and wife, Atlie C. Parman, of record in Book 2921, page 468, Register's Office for Davidson County, Tennessee.

Purchaser shall the unrestricted right of access to and from Anderson Lane over the remaining lands of grantor until such time as said Anderson Lane is relocated immediately adjacent to and adjoining the premises herein conveyed, including the right, if necessary, to construct a road or roads across said remaining lands.

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 M. D. Elliott, Trustee, shall be vested in said successor.

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 D and T Land Company and Randall Phillips, Trustee, hereunto set our hands at Nashville, Tennessee, this the 23 day of Aug. 1965

D and T Land Company

By: William E. Denton, President

ATTEST:

Charles Wiles
Sec. & Treas.

Randall Phillips, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. L. Farmer Sr, a Notary Public in and for said County and State, the within named Randall Phillips, Trustee, 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 23 day of August, 1965

J. L. Farmer Sr Notary Public at Large State of Tenn.

Commission Expires 7/20/69

STATE OF _____
_____ County.

Personally appeared before me, _____, 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 _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

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STATE OF TENNESSEE
Davidson County

Before me, H. L. Vance Sr. a Notary Public within and for the State and County aforesaid, personally appeared William E. Donlon and Charles Wiles with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Sec. & Treas respectively of the D and T Land Company the within named bargainor, a corporation, and that (he) as such President and Sec. & Treas (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William E. Donlon as such President, and attesting the same by the said Charles Wiles as such Sec. & Treas.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of August 19 65

My commission expires 7/20/69

H. L. Vance Sr.
Notary Public

State of Tennessee

H. L. VANCE NOTARY PUBLIC DAVIDSON CO. TENN.

167798

786224 786223

INTERNAL REVENUE 10¢

INSTALLMENT DEED

FROM
D and T Land Company

TO
Randall Phillips, Trustee

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

94438

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Aug 23 3 45 PM '65
NOTE BOOK 112 PAGE 304
RECORDING FEES $ 2.00
DEP. REG.

300

H. T. VANCE CO.
REAL ESTATE IN GENERAL
JAMES ROBERTSON HOTEL
NASHVILLE 3, TENN.
CAL 4-0606

STATE TAX $361.29
PROBATE .50
TOTAL $361.79

AUG 23 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 23 1965

CT