INSTALLMENT DEED

For and in Consideration of the sum of Twelve thousand and 00/100 ($12,000.00) Dollars,

of which One hundred ($100.00) Dollars,

has been paid in cash by Edith Dowell Thompson

the receipt of which is hereby acknowledged, and for the remainder of Eleven thousand and 900 and 00/100 ($11,900.00) Dollars,

the said Edith Dowell Thompson has executed a note of even date, payable to Maude H. (Dowell) Potts and payable One hundred ($100.00) Dollars per month, beginning June 1st, 1971, and a like sum on each successive month until the death of Maude H. (Dowell) Potts, if prior to the full payment of this note, and upon that event one-half of the balance to be paid to her estate, or her son, Norris Dowell, he being an heir of the payee as to one-half (1/2) of her estate; the other one-half (1/2) to herself as an heir of one-half (1/2) of the estate of the payee. This Twelve thousand ($12,000.00) is the full consideration and NO INTEREST is to be paid by the grantee, she being my daughter and one who aids and assists me.

all of said notes bearing interest when due, 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, I, Maude H. (Tant E. Dowell) Potts, my former husband and the father of my children, Tant E. Dowell, now deceased.

have this day bargained and sold, and do hereby transfer and convey unto the said Edith Dowell Thompson and her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 54 on the plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said county, described as follows: Beginning on the westerly margin of Lethia Drive at the corner of lots Nos. 53 and 54; thence with the line between said two lots, westwardly 118.8 feet to the easterly line of lot No. 55; thence with said line, southwardly 112.5 feet to the northerly margin of Mailan Drive; thence with said drive, eastwardly 80.9 feet to a concrete monument at the beginning of a curve, thence around curve with a radius of 25 feet, northeastwardly 43.5 feet to a concrete monument on the westerly margin of Lethia Drive; thence with said drive, northwardly northwardly 96.1 feet to the beginning.

This conveyance is made subject to a ten-foot easement for public utilities along westerly line of premises; 40 feet building setback lines from Mailan and Lethia Drives, and condition of owners certificate, as shown on plan of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee and restrictive covenants contained in an instrument executed by Floyd Adkisson and Vernon M. Williams, of record in book 2019, page 63, Register's Office.

Being the same property conveyed to Maude H. Potts as of record in Book 2735, page 135 of the Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, know as 1600 Lethia Dr. (House Number) (Street) P. O. Address: Nashville, Tenn. 37206 (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Edith Dowell Thompson heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Edith Dowell Thompson her 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, I, the said Edith Dowell Thompson

do hereby transfer and convey unto Jay C. Evans, 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 Edith Dowell Thompson 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 $10,000.00 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 interst 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 indebtedness secured therein, the same to bear interest from the date of such payment.

Now, if I, the said Edith Dowell Thompson 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 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 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 trust conveyance. I 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. I 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 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 Edith Dowell Thompson 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 Jay C. Evans, 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 Maude H. (Dowell) Potts and Edith Dowell Thompson hereunto set our hands at Nashville, Tennessee, this the 1st day of June 1971.

Mrs Maude Potts
Edith Dowell Thompson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rora Chauncey, a Notary Public in and for said County and State, the within named Maude H. (Dowell) Potts, and Edith Dowell Thompson

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 1st day of June, 19 71.

Rora Chauncey, Notary Public.

Commission Expires May 28, 1974

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 _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 1509 PAGE 558

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I 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 .....

(over for additional acknowledgements)

JUN 10	CONV	12,000.00			
JUN 10	MORTG	11,900.00			
JUN 10	STAX		A*	31.20	
JUN 10	STAX		A*	9.90	
JUN 10	RECFEE		A*	.50	
JUN 10	MTGREC		A*	6.00	* 47.60

INSTALLMENT DEED

FROM
Maude H. (Dowell) Potts

TO
Edith Dowell Thompson

Attorneys Title Company
Titles Guaranteed

B 18275

NASHVILLE, TENN. IDENTIF. REFERENCE

JUN 10 10 42 AM '71

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

mail to.
JAY C. EVANS, ATTORNEY
327 Union Street
Nashville, Tenn. 37219
255-6661

VOLLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edith Dowell Thompson (NAME)	Same (NAME)	Map 73-13
1600 Lethia Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 151
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Jay C. Evans, Attorney
327 Union St.
Nashville, Tenn. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 12,000.00 Edith Dowell Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST. DAY OF June 1971

Lora Chaney
Notary Public

MY COMMISSION EXPIRES: May 28, 1971
(AFFIX SEAL)