This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

MARION S. THARPE, a widow

TO

MARY ALICE MCCRADY LAWRENCE

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Alice McCrady Lawrence (NAME)	Emigrant Savings Bank (NAME)	Map. 118-9
937 Battlefield Drive (STREET ADDRESS OR ROUTE NUMBER)	5 E. 42nd St. (STREET ADDRESS)	Par. 138
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	N.Y., N.Y. (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

DEC 9 2 32 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,500.00 Mary Alice McCrady Lawrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 1971.

Juliet Smith
Notary Public

MY COMMISSION EXPIRES: May 15, 1973
(AFFIX SEAL)

B 4 0 8 4 6

FOR AND IN CONSIDERATION OF the sum of Twenty Four Thousand Five Hundred and no/100 DOLLARS

of which $ 6,649.91 has been paid in cash by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee Mary Alice McCrady Lawrence assumes and agrees to pay the balance owing on a promissory note to Emigrant Savings Bank of New York, New York, in the original amount of $14,500.00, secured by a deed of trust to Percy Wilkins, Jr., Trustee, of record in Book 3836, page 106, Register's Office for Davidson County, Tennessee, and has executed a vendor's lien promissory note of even date herewith in the principal sum of $5,000.00 payable to Marion S. Tharpe in 120 monthly installments of $59.36 each, which includes principal and interest at the rate of 7 1/2 per cent per annum on the unpaid balance, beginning on the 7th day of January, 1972, with like payments due on the same day of each succeeding month thereafter until paid in full,

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 expresely retained on the land herein conveyed,

Marion S. Tharpe, a widow, has/does hereinafter called the grantor, ~~has~~ this day bargained and sold, and ~~do~~ hereby transfer and convey unto Mary Alice McCrady Lawrence, her heirs and assigns, herein called grantees, ~~their heirs and assigns~~, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "F" on the Plan of Battlefield Estates, Section 2, as of record in Book 843, page 108 Register's Office for Davidson County, Tennessee.

Said lot fronts 75 feet on the southerly margin of Battlefield Drive and extends back between lines 235.2 feet on the easterly line and 205 feet on the westerly line, which line runs along the easterly margin of Snowden Road, to a line in the rear, measuring 75 feet along the northerly margin of Sutton Hill Road.

Being the same property conveyed to Marion S. Tharpe by Elden William Stovall and wife Johnnie W. Stovall, of record in Book 4247, page 710, Register's Office for Davidson County, Tennessee.

Any default under the terms and provisions of said first mortgage note and deed of trust of record in Book 3836, page 106, mentioned above shall be a default under the terms of this instrument at the option of the holder of the vendor's lien note.

This is unimproved (X) improved ( ) property, known as 937 Battlefield Drive, Nashville, Tenn.
(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 Stanley M. Chernau, 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 $ insurable value 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 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 7th day of December 19 71

Marion S. Tharpe — Mary Alice McCrady Lawrence

DEC-95	CONV		24,500.00
DEC-95	MORTG		*5,000.00
DEC-95	STAX	A*	63.70
DEC-95	STAX	A*	3.00
DEC-95	PRFEE	A*	.50
DEC-95	DEED	A*	4.00
			7.20

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Marion S. Tharpe, a widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 7th day of December, 1971.

Jo Ann Smith, Notary Public.

Commission expires May 15, 1973.

STATE OF TENNESSEE,
Davidson County. }

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and state, the within named Mary Alice McCrady Lawrence, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 19 71

Jo Ann Smith, Notary Public.

Commission Expires May 15, 1973