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INSTALLMENT DEED

For and in Consideration of the sum of Three Thousand, Seven Hundred Fifty & No/100 - - - - - - - - - ($3,750.00) - - - - - - - - - - - - - - - - Dollars, of which Five Hundred & No/100 - - - ($500.00) - - - - - - - - - - - - Dollars, has been paid in cash by Eddie Stanley and wife, Johnnie Stanley the receipt of which is hereby acknowledged, and for the remainder Three Thousand, Two Hundred Fifty & No/100 - - - - ($3,250.00) - - - - - - - - - - - - - - Dollars, the said ha ve executed a promissory note of even date herewith payable to Albert J. Sheffield and wife, Norma Louise Sheffield, payable $50.00 each month beginning with the 20th day of May, 1971 for sixty (60) consecutive months; payments to be credited first to interest at 7% per annum and balance to principal with the unpaid balance falling due the 61st month.

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, we, Albert J. Sheffield and wife, Norma Louise Sheffield have this day bargained and sold, and do hereby transfer and convey unto the said Eddie Stanley and wife, Johnnie Stanley, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th Civil District of Davidson County, Tennessee. Being the west part of Alpine Park Tract, plan of Alpine Terrace, recorded Book 421, Page 131, Register's Office for said County. Alpine Park tract is an oval shaped tract with an east and west axis of 510 feet and a north and south axis of 274 feet. Beginning at the extreme west end of the east and west axis; thence with the northwesterly margin of Alpine Park Boulevard, southeasterly 260.1 feet to an iron pin; thence north 267.2 feet to an iron pin on the south margin of Alpine Park Boulevard; thence with the northwesterly margin of Alpine Park Boulevard, southwesterly 260.1 feet to the beginning. Including above but excluded in this conveyance is a 20 foot drive to the middle part of Alpine Park, described as follows: Beginning on the northwesterly margin of Alpine Park Boulevard, which beginning point is southeasterly 34 feet from the beginning point of the above described west part of Alpine Park; thence north 43° 03 minutes east 85.2 feet to a spike; thence north 47 degrees 37 minutes east 50 feet to a spike; thence with a curve to the right of radius 97.5 feet a distance of 100 feet to a spike, which is 48.6 feet southerly from an iron pin at the northeast corner of the west part of Alpine Park Tract.

This is unimproved (X) improved ( ) property, know as _____ Alpine Ave., Nashville, Tn. 37218
(House Number) (Street) P. O. Address: (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 Eddie Stanley and wife, Johnnie Stanley, 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 said real estate to said Eddie Stanley and wife, Johnnie Stanley, 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 Eddie Stanley and wife, Johnnie Stanley

do hereby transfer and convey unto George H. Cate, 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 Eddie Stanley and wife, Johnnie Stanley 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 interst 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 Eddie Stanley and wife, Johnnie Stanley 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 trust 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 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 Eddie Stanley and wife, Johnnie Stanley, their 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 George H. Cate, Jr., 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 _____ and _____ hereunto set our hands at Nashville, Tennessee, this the 20 day of May 1971

Norma Louise Sheffield
Albert J. Sheffield
Eldie Stanley
Jo Annie Stanley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Virginia P. James, a Notary Public in and for said County and State, the within named Albert J. Sheffield & Norma Louise Sheffield

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 22 day of June, 1971

Commission Expires 11-20-72

Virginia P. James, Notary Public.

STATE OF Tennessee
Davidson County.

Personally appeared before me, Virginia P. James, a Notary Public in and for said County and State, the within named ~~Albert J. Sheffield & Norma Louise Sheffield~~ Eldie Stanley & Jo Annie Stanley

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 20 day of May, 1971

Commission Expires 11-20-72

Virginia P. James, Notary Public.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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)

JAN 10 72	CONV	*3,750.00			
JAN 10 72	MORT'G	*3,250.00			
JAN 10 72 S'TAX			A*	9.62	
JAN 10 72 S'TAX			A*	1.20	
JAN 10 72 PR'FEE			A*	.50	
JAN 10 72	W'DEED		A*	8.00	* 19.32

INSTALLMENT DEED

FROM
Albert J. Sheffield, et ux

TO
Eddie Stanley, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 44226

IDENTIF. REFERENCE

JAN 10 1 03 PM '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

YOSLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Stanley (NAME)	Same (NAME)	70-5
Acpine Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	53
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Geo. H. Cate, Attorney
510 Stahlman Building
Nashville, Tn. 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 3750.00 Eddie Stanley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 1972

D. Head
~~Notary Public~~ Dep Register

~~MY COMMISSION EXPIRES~~

(~~AFFIX SEAL~~)