PREPARED BY: Tom G. Coleman, JR., Atty., 1623 Parkway Towers, Nashville, Tenn. 37219

INSTALLMENT DEED

BOOK 4645 PAGE 935

For and in Consideration of the sum of FIFTY-FIVE THOUSAND AND NO/100 ($55,000.00)---------- Dollars, of which FIVE-THOUSAND, FIVE-HUNDRED AND NO/100 ($5,500.00)------ Dollars, has been paid in cash by Ray E. Petersen and wife, Margot A. Petersen the receipt of which is hereby acknowledged, and for the remainder FORTY-NINE THOUSAND, FIVE-HUNDRED AND NO/100 ($49,500.00)---------- Dollars, the said Ray E. Petersen and wife, Margot A. Petersen have this day executed their one promissory note in the principal sum of $49,500.00 payable to the order of Henry K. Buckner, Jr., Trustee. Said note is payable in 20 consecutive annual installments of $5,231.16 including interest, interest being at the rate of 8½% per annum on the unpaid principal sum which shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum until the entire amount, both principal and interest, has been paid. The first installment payment on the principal sum and interest shall become due and payable on or before October 1, 1973, and thereafter said consecutive annual installment payments shall continue annually on the first day of October of each year as aforesaid until fully paid. Amounts paid will be credited first to interest accrued; the balance will be credited to the amount of unpaid principal sum.

all of said notes bearing ~~six~~ 8½ 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, Henry K. Buckner, Jr., Trustee

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have this day bargained and sold, and do hereby transfer and convey unto the said Ray E. Petersen and wive, Margot A. Petersen, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lots 74, 75, 76, 77, 78, 79, 80, 81, 82 and 83 on the Plan of Riverview Subdivision of 30.9 acres, in Pennington Bend of record in Book 547, Pages 93, 94 and 95, Register's Office for said County, described together as follows:

Beginning at a point in the southwesterly margin of Riverview Avenue at a common corner of Lots 73 and 74; thence with said margin of said Avenue, North 24 degrees West 450 feet; thence continuing with said Avenue, North 41 degrees West 50 feet to the common corner of Lots Nos. 83 and 84; thence along the line between said lots, South 60¼ degrees West 245 feet, more or less, to the low water mark of the Cumberland River; thence southeasterly along said low water mark, 473 feet more or less, to the rear corner of Lots Nos. 73 and 74; thence with the line between said lots, North 66 degrees East 218 feet, more or less, to the point of beginning.

Being the same property conveyed to Henry K. Buckner, Jr. Trustee, by deed from Birchel L. Buchanan, and wife, Martha C. Buchanan, of record in Book 4053, Page 936, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the following: 1. Title to that portion of the premises embraced within the high water mark of the Cumberland River; 2. Easement granted United States of America, as of record in Book 2245, Page 167, said Register's Office, in connection with the Cheatham Lock and Dam Project on the Cumberland River; 3. Title to that portion of the premises within the high and low water mark of the Cumberland River.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Ray E. Petersen and wife, Margot A. Petersen 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 s and my heirs and representatives, to warrant and forever defend the title to said real estate to said Ray E. Petersen and wife, Margot A. Petersen, 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 Ray E. Petersen and wife, Margot A. Petersen do hereby transfer and convey unto Tom G. Coleman, 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 Ray E. Petersen and wife, Margot A. Petersen 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 interest 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 Ray E. Petersen and wife, Margot A. Petersen 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 borrowers 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 Tom G. Coleman, 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 Henry K. Buckner, Jr. Trustee and Ray E. Petersen and wife, Margot A. Petersen hereunto set our hands at Nashville, Tennessee, this the 5th day of Oct. 1972

Ray E. Petersen

Margot A. Petersen

Henry K. Buckner, Jr. Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edna Earle Carney, a Notary Public in and for said County and State, the within named Henry K. Buckner, Jr. Trustee and Ray E. Petersen and wife, Margot A. Petersen

the bargainor, with whom I am personally acquainted, and who acknowledged that xxx they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 1972

Edna Earle Carney, Notary Public.

Commission Expires Nov. 19, 1973

STATE OF ~~TENNESSEE~~
~~DAVIDSON~~ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ~~Ray E. Petersen and wife, Margot A. Petersen~~

the bargainor~~S~~, 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 _____ day of _____, 19~~72~~

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
Davidson County

BOOK 4645 PAGE 938

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

OCT 12 72 CONV 55,000.00
OCT 12 72 MORT'G 49,500.00
OCT 12 72 S'TAX A* 143.00
OCT 12 72 S'TAX A* 47.50
OCT 12 72 PR'FEE A* .50
OCT 12 72 W'DEED A* 8.00 * 199.00

INSTALLMENT DEED

FROM Henry K. Buckner, Jr./Trustee

TO Ray E. Petersen, etux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 7 9 7 5 8

IDENTIF. REFERENCE

OCT 12 10 34 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TOOLEY CO., NASHVILLE

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr.
1623 Parkway Towers
Nashville, Tenn. 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS

$ 55,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF October 19 72

Notary Public

MY COMMISSION EXPIRES: Jan. 19, 1973

(AFFIX SEAL)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray E. Petersen (NAME)	Same (NAME)	Map 62-5 Parcels 28,29,30, 31,32,33,34,35,36
5921 - Harding (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	& 37
Nashville, Tenn. 37209 (CITY) (STATE) P. O. ZIP)	(CITY) (STATE) (ZIP)	