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TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Oman Construction Company, Inc. (NAME)	Same as New Owner (NAME)	
Oman Street - P. O. Box 146 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	60-14
Nashville, Tennessee 37202 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	500

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $85,000.00
EIGHTY-FIVE THOUSAND AND NO/100----------DOLLARS
of which $25,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their one note of even date, herewith, payable to the Grantors herein, for the sum of $59,500.00, and pavable as follows: On February 1, 1974 the sum of $5,950.00, and thereafter nine (9) payments of $5,950.00, due and pavable semi-annuallv on the 1st day of February and August of each vear, beginning August 1, 1974, all plus interest at 7% per annum on the principal balance remaining, and also payable semi-annually.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 211½, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

MAY16	CONV	85,000.00		
MAY16	MORTG	59,500.00		
MAY16	S'TAX		A* 221.00	
MAY16	S'TAX		A* 57.50	
MAY16	P&FEE		A* .50	
MAY16	W'DEED		A* 6.00	* 285.00

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 expressly retained on the land herein conveyed.

DANNA LENORE STEELE DYER

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

OMAN CONSTRUCTION COMPANY, INC.

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described according to a survey by Wayne S. Copley and J. Boone Herberman, dated April 10, 1973, as follows: BEGINNING at a fence row in the southerly margin of Woodfolk Avenue and the East margin of Brick Church Pike at the southwest corner of this property; thence with the margin of said Pike the following calls and distances: North 18° 22' West 255.64 feet to a point; North 06° 26' West 400.23 feet to a point; North 03° 09' West 199.10 feet to a point; North 02° 28' West 500.00 feet to a point; North 05° 26' East 214.60 feet to a point at a fence corner; thence leaving said pike and with a fence line south 75° 36' east 410.55 feet to a point; thence continuing with said fence line south 77° 16' east 996.50 feet to a fence corner; thence with a fence line south 05° 59' West 479.75 feet to a point; thence continuing with said fence line south 10° 56' West 662.45 feet to a point in the corner of a stone wall; thence with said stone wall south 82° 02' West 190.60 feet to a point; thence continuing with said wall south 84° 57' west 870.98 feet to a point containing 39.36 acres, more or less.

Being the property devised to Danna Lenore Steele Dyer, as Devisee under Will of Andrew Jackson Steele, deceased, as of record in Will Book 104, page 417, Probate Court of Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is improved ( ) unimproved ( ) property known as Turnpike (House Number) Road (Street) Nashville, Tennessee (P. O. Address; City or Town; Postal Zone)

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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 A. C. Walker 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 11th day of May 19 73.

Danna Lenore Steele Dyer — OMAN CONSTRUCTION COMPANY, INC.

DANNA LENORE STEELE DYER — BY: William J. Stanfill, Comptroller

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF ~~DAVIDSON~~ DELAWARE

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00

Danna Lenore Steele Dyer
Affiant

Subscribed and sworn to RICHARD K. KIRK, NOTARY PUBLIC before me, this 11th day of May, 1973.
UPPER DARBY TWP., DELAWARE COUNTY
My commission expires MY COMMISSION EXPIRES FEB. 27, 1975
(Affix Seal) Member, Pennsylvania Association of Notaries

Richard K. Kirk
Notary Public

STATE OF PENNSYLVANIA
COUNTY OF DELAWARE

Personally appeared before me, RICHARD K. KIRK, a Notary Public in and for said County and State, the within named DANNA LENORE STEELE DYER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

RICHARD K. KIRK, NOTARY PUBLIC
UPPER DARBY TWP., DELAWARE COUNTY
MY COMMISSION EXPIRES FEB. 27, 1975
Member, Pennsylvania Association of Notaries

Witness my official seal at Drexel Hill, Pennsylvania this 11th day of May, 1973.

Richard K. Kirk
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, L. D. Richards, a Notary Public of the State and County aforesaid, personally appeared William J. Stanfill, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Comptroller of the OMAN CONSTRUCTION COMPANY, INC. the within named bargainor, a corporation, and that he as such Comptroller, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Comptroller.

Witness my hand and seal, at office in Nashville, Tennessee this 14th day of May, 1973.

L. D. Richards
Notary Public

Commission Expires April 25, 1974

INSTALLMENT DEED

FROM Danna Lenore Steele Dyer

TO Oman Construction Company, Inc.

C 0 6 7 9 7

IDENTIF. REFERENCE

MAY 16 11 24 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FILE TENNESSEE TITLE CO.

Published by
TENNESSEE TITLE COMPANY
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404 James Robertson Parkway
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