INSTALLMENT DEED

For and in Consideration of the sum of ------Thirty-Seven Thousand, Five Hundred and No/100----------($37,500.00)----------Dollars, of which ---Eight Thousand, one and 65/100 ($8,001.65)----------Dollars, has been paid in cash by Joseph A. Dickerson and wife, Juanita K. Dickerson the receipt of which is hereby acknowledged, and for the remainder -Twenty-Nine thousand, Four-Hundred ninety-eight and 35/100 (29,498.35)----------Dollars, the said Joseph A. Dickerson and wife, Juanita K. Dickerson have assumed and agree to pay the remaining balance of $10,677.79 on deeds of trust in favor of Fidelity Federal Savings & Loan Association of record in Book 3561, page 575 and Book 3711, page 531, Register's Office for Davidson County, Tennessee; AND the remaining balance in the amount of $6,012.64 to H. E. Morton and wife, Irene M. Morton, described in installment deed of record in Book 3960, page 629, said Register's Office; AND the remaining balances in the amount s of $2,454.07 and $853.85 payable to Nashville Gas Company on lease-purchase agreements for air conditioning units; AND have executed their joint promissory lien note of even date herewith, payable to the order of James W. Stinnett, Sr., and wife, Irene N. Stinnett, in the original principal sum of $9,500.00, payable in monthly installments as follows: On the 30th day of June 1973, the sum of $115.27, and thereafter a like amount on the 30th day of each succeeding month therafter and the remaining balance of said principal sum on the 30th day of May, 1983; said payments include interest at the rate of 8% per annum,

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, James W. Stinnett, Sr. and wife, Irene N. Stinnett, have this day bargained and sold, and do hereby transfer and convey unto the said Joseph A. Dickerson and wife, Juanita K. Dickerson, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract No. 1: BEING the northwest part of an unnumbered tract on the Plan of Philip Olwill's Addition to East Nashville, as of record in Book 57, page 134, Register's Office for said County, and described according to a survey made November 18, 1960, by Wm. Collier Parrish Associates, Civil Engineers, as follows:
Said part of said tract fronts 131 feet on the south side of Mansfield Street and runs back between parallel lines, along the east margin of Laurent Street, as now established, 170 feet to a dead line in the rear, which is the north line of the property known as East Nashville High School property, and owned by the City of Nashville.
BEING the same property conveyed to James W. Stinnett and wife, Stella I. Stinnett, by deed from Frank Tupper Lewis and Mattie Griggs Williams, of record in Book 3162, page 372, Register's Office for Davidson County, Tennessee.

Tract No. 2: BEGINNING at a point in the south margin of Mansfield Avenue 131 feet east of the easterly margin of Olwill street; thence easterly with the southerly margin of Mansfield Avenue 50 feet to a point at the corner of the property conveyed to Cora M. Walker, et al., as of record in Book 654, page 374, Register's Office for said County; said proerty now being owned by Beasley; thence with Beasley's west line southerly 170 feet to the north margin of an alley; thence with the margin of said alley westerly 50 feet to a point; thence northerly 170 feet to the point of beginning.
BEING the same property conveyed to James William Stinnett, Sr., and wife, Irene Norris Stinnett, by deed from H. E. Morton and wife, Irene M. Morton, of record in Book 3960, page 629, said Register's Office.

The said James W. Stinnett, James W. Stinnett, Sr., and James William Stinnett, Sr., are one and the same person; AND Irene N. Stinnett, Irene Norris Stinnett and Stella I. Stinnett are one and the same person.
There is included in this conveyance, personal property in the value of $5,000.00.
Grantees assume the payment of 1973 taxes, which have been prorated.
This is improved (X) unimproved ( ) property, know as 1002 and 1004 Mansfield Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

**vendor's lien retained in deed of record in Book 3960, page 629, said Register's Office, as to Tract No. 2; and by lease-purchase agreements as set forth above.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Joseph A. Dickerson and wife, Juanita K. Dickerson, 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; except for deed of trust of record in Book 3561, page 575 and Book 3711, page 531 as to Tract No. 1 and** We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Joseph A. Dickerson and wife, Juanita K. Dickerson, 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 Joseph A. Dickerson and wife, Juanita K. Dickerson do hereby transfer and convey unto West M. Coss, 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 Joseph A. Dickerson and wife, Juanita K. Dickerson 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 Joseph A. Dickerson and wfe, Juanita K. Dickerson 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 grantors 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 West M. Coss, 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 James W. Stinnett, Jr., and wife, Irene N. Stinnett and Joseph A. Dickerson and wife, Juanita K. Dickerson hereunto set our hands at Nashville, Tennessee, this the 30th day of May 1973

James W. Stinnett Jr.
Irene N. Stinnett
Joseph A. Dickerson
Juanita K. Dickerson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Stinnett, Sr., and wife, Irene N. Stinnett and Joseph A. Dickerson and wife, Juanita K. Dickerson

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 30th day of May, 1973

James W. Stinnett Jr., Notary Public.

Commission Expires 10-31-76

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 4713 PAGE 18

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-12	CONV	32,500.00			
JUN-12	MORT'G	*9,500.00			
JUN-12	S'TAX		A*	84.50	
JUN-12	S'TAX		A*	7.50	
JUN-12	PR'FEE		A*	.50	
JUN-12	W'DEED		A*	8.00	* 100.50

INSTALLMENT DEED

FROM JAMES W. STINNETT, SR., et ux

TO JOSEPH A. DICKERSON et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

C 0 9 1 1 3

IDENTIF. REFERENCE

JUN 1 9 24 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TOOLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Dickerson (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	82-08 Map
119 MARITA AVE. (STREET ADDRESS OR ROUTE NUMBER)	326 3rd Avenue, North (STREET ADDRESS)	401 Parcel 402-Parcel
GOODLETTESVILLE, TENN. 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	19 W

THIS INSTRUMENT WAS PREPARED BY

Robertson, Stinnett & Coss, Attys., P.C.
Ashland City, Tennessee 37015

mail to

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$32,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 1973.

Notary Public

MY COMMISSION EXPIRES: 10/31/76