This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Mary Margaret Oakes, et al

BOOK 4719 PAGE 853

TO

R. E. Hunt

For draftsman's use

This Instrument Prepared By
CLYDE PAUL HOLLAND
— Parkway Towers
Nashville, Tenn. 37219
mail to

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R E Hunt (NAME)	Same (NAME)	Map 62
234 University Box 399 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 105
Lebanon, Tenn 37087 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 18 2 40 PM '73

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

G 1 1 6 2 6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1973

Notary Public

MY COMMISSION EXPIRES: 5-

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of --Two Hundred Nineteen Thousand and No/100 ($219,000.00)---------- DOLLARS

of which $ 19,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed a promissory note of even date payable on or before 180 days after date to said grantors in the principal amount of Two Hundred Thousand and No/100 ($200,000.00) Dollars plus interest at the rate of 9% per annum on the unpaid balance; such interest payable monthly commencing on the 15th day of July, 1973 and thereafter on the 15th day of each ensuing month until the entire principal amount and interest thereon is 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 expressly retained on the land herein conveyed, Oakes & Smith Realty Co., Inc., Mary Margaret Oakes Rita Ann Oakes Price and Ellen Lisa Oakes

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

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 on the Plan of Music City Villa as of record in Book 4715, page 1, Register's Office for said County.

SAID lot No. 1 has frontages of 287.38 feet on the westerly side of Elzie Miller Road and 662.81 feet on the northerly side of Music City Circle which frontages are connected by a curved line with 25-foot radius and 48.95-foot length at the northwest corner of the intersection of said Road and said circle, and said lot extends back 300 feet on its westerly line and 576.15 feet on the northerly line to a point at the rear, containing 4.39 acres, more or less.

BEING part of the same property conveyed to Oakes & Smith Realty Co. Inc. a 2/3 undivided interest and Eldon W. Oakes a 1/3 undivided interest by deed from Fannie Miller, a widow of record in Book 4546, page 287, said Register's Office. The said Eldon W. Oakes having since died leaving as his only heirs-at-law, his wife, Mary Margaret Oakes and his two daughters, Rita Ann Oakes Price and Ellen Lisa Oakes.

This conveyance is made subject to the plan of record; an easement for widening of Elzie Miller Road having a width of 20 feet along Elzie Miller Road

This is unimproved (1) improved ( ) property, known as Lot 1, Music City Villa Elzie Miller Road, (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 any renewals or extensions thereof, 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 William K. Beasley 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 herein, 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 15th day of June 1973.

OAKES & SMITH REALTY CO., INC.

BY: A. V. Oakes
A. V. OAKES, President

BY: Jim B. Smith
JIM B. SMITH, Sec. Treas.

Mary Margaret Oakes
MARY MARGARET OAKES, individually and as attorney in fact for Rita Ann Oakes Price and as attorney in fact for Ellen Lisa Oakes

R. E. Hunt
R. E. HUNT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Margaret Oakes and R. E. Hunt

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 15th day of June, 19 73

Clyde P. Holland
Notary Public

Commission expires 5-12-74

CLYDE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared A. V. Oakes and Jim B. Smith

with whom I am personally acquainted, and who, upon oath, acknowledged themself to be President and Sec. Treas. of the Oakes & Smith Realty Co., Inc.

the within named bargainor, a corporation, and that they as such President and Sec. Treas. being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themself as President and Sec. Treas.

Witness my hand and seal, at office in Nashville Tennessee, this 15th day of June, 1973.

Clyde P. Holland
Notary Public.

CLYDE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 5-12-74

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of June, 1973, before me personally appeared Mary Margaret Oakes, to me known to be the person who executed the foregoing instrument in behalf of Rita Ann Oakes Price and acknowledged that she executed the same as the free act and deed of said Rita Ann Oakes Price.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 1973.

NOTARY PUBLIC

My Commission Expires: 5-12-74

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 15th day of June,1973, before me personally appeared Mary Margaret Oakes, to me known to be the person who executed the foregoing instrument in behalf of Ellen Lisa Oakes and acknowledged that she executed the same as the free act and deed of said Ellen Lisa Oakes.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1973.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-12-74

JUN 18 73	CONV	99,000.00			
JUN 18 73	CONV	99,000.00			
JUN 18 73	CONV	21,000.00			
JUN 18 73	MORT'G	99,000.00			
JUN 18 73	MORT'G	99,000.00			
JUN 18 73	MORT'G	*2,000.00			
JUN 18 73	S'TAX		A*	569.40	
JUN 18 73	S'TAX		A*	198.00	
JUN 18 73	PR'FEE		A*	.50	
JUN 18 73	W'DEED		A*	6.00	* 773.90