INSTALLMENT DEED

For and in Consideration of the sum of Fifty-five hundred and no/100----------
----------($5,500.00)---------- Dollars,
of which Five hundred and no/100--------($500.00)---------- Dollars,
has been paid in cash by Dorothy Ann Ferguson
the receipt of which is hereby acknowledged, and for the remainder of Five thousand-------
----------($5,000.00)---------- Dollars,
the said Dorothy Ann Ferguson has
executed this date a promissory note in this amount, payable in monthly installments of $59.36 over a period of 10 years, each installment covering a payment on the principal plus interest at the rate of 7½% per annum, the note being payable to Robert H. Rozetta.

~~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, Jean Rust and Bus Thompson,

have this day bargained and sold, and do hereby transfer and convey unto the said Dorothy Ann Ferguson, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, State of Tennessee, being Lot No. 10 on the plan of Petway's Subdivision of Lot No. 7 of the Hobson Land, as of record in Plan Book 2, page 42, Chancery Court at Nashville, said County.

SAID lot No. 10 fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel lines, 246 feet, more or less, to an alley.

BEING the same property conveyed to Thomas E. Lanier and wife, Margaret Lanier by deed from Ellen Jean Guthrie of record in Book 2441, page 217, said Register's Office. The said parties both having since died and devised to Jean Rust and Bus Thompson by Will of record in Will Book 103, page 468, Probate Court Clerk's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, know as 1041 Petway Avenue, Nashville 37206
(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 Dorothy Ann Ferguson

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 heirs and representatives, to warrant and forever defend the title to said real estate to said Dorothy Ann Ferguson, her 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 installments as they mature, as hereinafter provided, and for the consideration of one dollar, to me in hand paid, I, the said Dorothy Ann Ferguson

do hereby transfer and convey unto Jordan Stokes III, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Dorothy Ann Ferguson

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 $5,000.00 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.

I 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 I 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 I, the said Dorothy Ann Ferguson 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 I 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; if I 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. I 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. I 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 me or to my 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 Jordan Stokes III, 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 Jean Rust and Bus Thompson and Dorothy Ann Ferguson hereunto set our hands at Nashville, Tennessee, this the 2nd day of July 1973

Jean Rust

Bus Thompson

Dorothy Ann Ferguson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Philip C. Moore, a Notary Public in and for said County and State, the within named Jean Rust and Dorothy Ann Ferguson

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 5th day of July, 1973

Philip C. Moore, Notary Public

Commission Expires July 29th, 1974

PHILIP C. MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Nevada
Washoe County.

Personally appeared before me, Carol A. Byers, a Notary Public in and for said County and State, the within named Bus Thompson

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

Witness my hand and official seal at Reno, NV this 2nd day of July, 1973

Carol A. Byers, Notary Public.

Commission Expires Feb. 13, 1977

(AFFIX Seal)

CAROL A. BYERS
Notary Public — State of Nevada
Washoe County
My Commission Expires Feb. 13, 1977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4726 PAGE 169

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)

JUL-9	CONV	*5,500.00			
JUL-9	MORT'G	*5,000.00			
JUL-9	S'TAX		A*	14.30	
JUL-9	S'TAX		A*	3.00	
JUL-9	PB'FEE		A*	.50	
JUL-9	W'DEED		A*	8.00	* 25.80

INSTALLMENT DEED

FROM
Jean Rust et al

TO
Dorothy Ann Ferguson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

C 14532

IDENTIF. REFERENCE

JUL 9 2 11 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Ann Ferguson (NAME)	Same (NAME)	27W 19805
Apt. D-1, 4700 Humber Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83 1 246
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
Jordan Stokes III,
Attorney at Law
1206 Sudekum Building
Nashville, Tennessee
37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 5,500.00 Jordan Stokes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 73.

Notary Public

MY COMMISSION EXPIRES: 4-9-76

(AFFIX SEAL)