INSTALLMENT DEED

For and in Consideration of the sum of Fifty-Five Thousand and No/100 ----------
----------($55,000.00)---------- Dollars,
of which Twenty Thousand & No/100---------- ($20,000.00)---------- Dollars,
has been paid in cash by James R. Yarborough and wife, Joan N. Yarborough
the receipt of which is hereby acknowledged, and for the remainder Thirty-Five Thousand & No/100--
----------($35,000.00)---------- Dollars,
the said James R. Yarborough and wife, Joan N. Yarborough have

executed their promissory note of even date herewith, payable to the order of Theron H. Hodges and wife, Mary Kate Hodges, in monthly installments as follows: on the 20th day June, 1974 the sum of Four Hundred and 89/100 ($489.00) and thereafter a sum of at least $240.63 on the 20th day of each succeeding months until a total of 36 payments are made. On May1, 1977 the remaining principal balance becomes due and payable. Interest shall be calculated on the remaining unpaid at the rate of 8-1/4% per annum.

8¼%

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, Theron H. Hodges and wife, Mary Kate Hodges

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Yarborough and wife, Joan N. Yarborough heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 2 on the plan of Henry Sperry's Subdivision, as of record in book 974, page 21, Register's Office for said County.

Said lot No. 2 fronts 100 feet on the northerly side of Woodmont Boulevard and runs back between parallel lines 315 feet to a dead line.

Being the same property conveyed to Phillip L. Rosenfield and wife, Helen S. Rosenfield, by deed from William R. Johnson and wife, of record in book 1109, page 371, said Register's Office.

MAY16	CONV	55,000.00			
MAY16	MORT'G	35,000.00			
MAY16	S'TAX		A*	143.00	
MAY16	S'TAX		A*	33.00	
MAY16	PR'FEE		A*	.50	
MAY16	D'DEED		A*	8.00	* 184.50

This is unimproved ( ) improved (X) property, know as 3616 (House Number) Woodmont Blvd. (Street) P. O. Address: Nashville (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 James R. Yarborough and wife, Joan N. Yarborough 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 said real estate to said James R. Yarborough and wife, Joan N. Yarborough 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 James R. Yarborough and wife, Joan N. Yarborough

do hereby transfer and convey unto Edward B. Hodges, 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 James R. Yarborough and wife, Joan N. Yarborough

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 $35,000.00 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.

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 James R. Yarborough and wife, Joan N. Yarborough 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 James R. Yarborough and wife Joan N. Yarborough 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 Edward B. Hodges, 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 R. Yarborough and wife, Joan N. Yarborough

hereunto set our hands at Nashville, Tennessee, this the 1st day of May 1974

By: Theron H. Hodges
Theron H. Hodges

By: Mary Kate Hodges
Mary Kate Hodges

By: James R. Yarborough
James R. Yarborough

By: Joan N. Yarborough
Joan N. Yarborough

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theron H. Hodges and wife, Mary Kate Hodges, James R. Yarborough and wife, Joan N. Yarborough

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 1st day of May, 1974

Commission Expires My Commission Expires October 29, 1975 ---------- Notary Public.

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 4815 PAGE 836

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)

INSTALLMENT DEED

FROM
Theron H. Hodges and wife,
Mary Kate Hodges

TO
James R. Yarborough and wife,
Joan N. Yarborough

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Prepared by:
Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

C 5 4 5 2 7

IDENTIF. REFERENCE

MAY 16 9 35 AM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

TOLLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Yarborough (NAME)	SAME (NAME)	Map 117-5
3616 Woodmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 77
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY and Return to:

Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 55,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 1974

Joel Riggs
Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 29, 1975

(AFFIX SEAL)