INSTALLMENT DEED BOOK 4920 PAGE 516

For and in Consideration of the sum of FORTY-NINE THOUSAND AND NO/100 ($49000.00 ---------- Dollars, of which ONE-THOUSAND AND NO/100 ($1,000.00) ---------- Dollars, has been paid in cash by Shirley Vasser, Trustee ---------- the receipt of which is hereby acknowledged, and for the remainder FORTY-EIGHT THOUSAND AND NO/100 ($48,000.00) ---------- Dollars, the said Shirley Vasser, Trustee ---------- has this day executed her one promissory note of even date herewith in the principal sum of $48,000.00 payable to the order of Jim Stevens and executed by Shirley Vasser, Trustee, and given as part of the purchase money on the herein described property. Said note is payable in ten (10) consecutive semi-annual installments as follows:

1. $4,800.00 on November 10, 1975, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum;
2. $4,800.00 on May 10, 1976, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum;
3. $4,800.00 on November 10, 1976, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum;
4. $4,800.00 on May 10, 1977, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum;
5. $4,800.00 on November 10, 1977, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum;* (Contd. see page 3)

all of said notes bearing ~~xx~~ 8½ 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, Jim Stevens, a single man ----------

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have this day bargained and sold, and do hereby transfer and convey unto the said Shirley Vasser, Trustee with full power to sell, mortgage, transfer of/ ~~her~~ successors ~~xxx~~ heirs and assigns, otherwise convey without the joinder or disclosure of any beneficiaries, certain real estate in Davidson County, Tennessee, as follows:

Land in the Third Civil District of Davidson County, Tennessee, being Lots Nos. 74, 75, 76, 77, 78, 79, 80, 81, 82 and 83 on the Plan of Riverview Subdivision of 30.9 acres, in Pennington Bend of record in Book 547, Pages 93, 94 and 95, Register's Office for said County, described together as follows:

Beginning at a point in the southwesterly margin of Riverview Avenue at a common corner of Lots 73 and 74; thence with said margin of said Avenue, North 24 degrees West 450 feet; thence continuing with said Avenue, North 41 degrees West 50 feet to the common corner of Lots Nos. 83 and 84; thence along the line between said lots, South 60¼ degrees West 245 feet, more or less, to the low water mark of the Cumberland River; thence southeasterly along said low water mark, 473 feet more or less, to the rear corner of Lots Nos. 73 and 74; thence with the line between said lots, North 66 degrees East 218 feet, more or less, to the point of beginning.

Being the same property conveyed to Jim Stevens by deed from Tom G. Coleman, Jr., Trustee, of record in Book 4908, Page 528, Registers Office for Davidson County, Tennessee.

This instrument is made subject to the following:
1. Title to that portion of the premises embraced within the high water mark of the Cumberland River; 2. Easement granted United States of America in Book 2245, Page 167, said Register's Office in connection with the Cheatham Lock and Dam Project on the Cumberland River; 3. Title to that portion of the premises within the high and low water mark of the Cumberland River; 4. All applicable local government planning and zoning regulations.

~~Unimproved~~ ( )
This is improved ( ) property, know as (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 Shirley Vasser, Trustee with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries, her successors and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Shirley Vasser, Trustee her successors 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 in hand paid, I, the said Shirley Vasser, Trustee with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries do hereby transfer and convey unto Tom G.Coleman, Jr., 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 Shirley Vasser, Trustee 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 interest 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 Shirley Vasser, Trustee 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; 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 borrower representatives or assigns.

*Continued from page one.....

6. $4,800.00 on May 10, 1978, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum;
7. $4,800.00 on November 10, 1978, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum;
8. $4,800.00 on May 10, 1979, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum;
9. $4,800.00 on November 10, 1979, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum;
10. $4,800.00 on May 10, 1980, plus interest, interest being at the rate of 8½% per annum on the unpaid principal sum.

The first payment falling due on the 10th day of November, 1975, and continuing in semi-annual installments as aforesaid until both principal and interest are fully paid. Amounts paid will be credited first to interest due; balance to unpaid principal sum.

JUN 10 75	CONV	49,000.00			
JUN 10 75	MORT'G	48,000.00			
JUN 10 75	S'TAX		A*	127.40	
JUN 10 75	S'TAX		A*	46.00	
JUN 10 75	PB'FEE		A*	.50	
JUN 10 75	W'DEED		A*	10.00	* 183.90

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 Tom G. Coleman, Jr., 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 Jim Stevens, a single man and Shirley Vasser, Trustee hereunto set our hands at Nashville, Tennessee, this the 10th day of May 19 75

Shirley Vasser, Trustee

Jim Stevens

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim Stevens, a single man

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 Nashville, Tennessee, this 10th day of May, 19 75

Edna Easley, Notary Public.

Commission Expires My Commission Expires Dec. 5, 1977

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Vasser, Trustee with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries

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

Witness my hand and official seal at Nashville, Tennessee this 10th day of May, 19 75

Edna Easley, Notary Public.

Commission Expires My Commission Expires Dec. 5, 1977

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4920 PAGE 520

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)

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

INSTALLMENT DEED

FROM
Jim Stevens, a single man

TO
Shirley Vasser, Trustee

JIM STEVENS
"SALES THAT SATISFY"
REALTY & AUCTION ASSOCIATES
228-2541 JIM STEVENS, Auctioneer 3937 Gallatin Rd.
Licensed in Tenn. & Ky. - Realtors & Auctioneers Assn. Nashville, Tenn.

D01994

IDENTIF. REFERENCE

JUN 10 11 29 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TOLLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Vasser, Trustee (NAME)	New Owner (NAME)	Map 62-5 Par Nos. 28,29 30,31,32,33,34 35,36,37
5708 Cloverland Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr.
Attorney at Law
1623 Parkway Towers
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1975.

Edna Earle Notary Public

MY COMMISSION EXPIRES: My Commission Expires 1973

(AFFIX SEAL)