INSTALLMENT DEED

For and in Consideration of the sum of Twenty Five Thousand-Seven Hundred-and Eighty Five and 60/100 (25,785.60)---------- Dollars, of which Five Thousand and no/100 ($5,000.00)---------- Dollars, has been paid in cash by Robert Park Bryant et ux Sarah Bell Bryant the receipt of which is hereby acknowledged, and for the remainder Twenty Thousand-Seven Hundred-Eighty Five and 60/100 (20,785.60)---------- Dollars, the said Robert Park Bryant and Sarah Bell Bryant have executed their note in the amount of Twenty Thousand-Seven Hundred-Eighty Five and 60/100 ($20,785.60) Dollars payable at the rate of Two Hundred and Fifty Dollars per month beginning August 1st 1975. Said note bearing 8 1/2% 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, Jack Curtis

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Park Bryant et ux Sarah Bell Bryant, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the West 50 feet of the east 100 feet of Lot No. 38 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of Colorado Avenue and runs back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Jack Curtis by deed from J. Grady Bowman II and wife, Neille T. Bowman of record in Book 4637, page 690, Register's Office for Davidson County, Tennessee.

JUL 21 75	CONV	25,785.60				
JUL 21 75	MORT'G	20,785.60				
JUL 21 75	S'TAX		A*	67.08		
JUL 21 75	S'TAX		A*	18.80		
JUL 21 75	PR'FEE		A*	.50		
JUL 21 75	W'DEED		A*	8.00	*	94.38

This is unimproved ( ) improved (X) property, know as 4102 Colorado Avenue, Nashville 37209 (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 Robert Park Bryant, et ux, Sarah Bell Bryant heirs and assigns forever and 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, my heirs and representatives, to warrant and forever defend the title to said real estate to said Robert Park Bryant, et ux, Sarah Bell Bryant, 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 Robert Park Bryant and Sarah Bell Bryant do hereby transfer and convey unto Clarence M. Beaty, 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.

That we, the said Robert Park Bryant and Sarah Bell Bryant 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 $ actual 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 Robert Park Bryant and Sarah Bell Bryant 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 Jack Curtis, his 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 Clarence M. Beaty, 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 Jack Curtis and Robert Park Bryant and Sarah Bell Bryant hereunto set our hands at Nashville, Tennessee, this the 19th day of June 1975

Jack Curtis

Robert Park Bryant

Sarah Bell Bryant

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Clarence M. Beaty, Jr., a Notary Public in and for said County and State, the within named Jack Curtis

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 Tennessee, this 19th day of June, 1975.

Clarence M. Beaty, Jr. Notary Public.

Commission Expires January 29, 1978

STATE OF FLORIDA
DUVAL County.

Personally appeared before me, Mary T. Phelps, a Notary Public in and for said County and State, the within named Robert Park Bryant

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 Jacksonville, Florida this 30th day of June, 19 75

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSSION EXPIRES JUNE 7, 1977

Mary T. Phelps Notary Public.

Commission Expires

STATE OF FLORIDA
DUVAL County.

BOOK 4933 PAGE 674

Personally appeared before me, Mary T. Phelps, a Notary Public in and for said County and State, the within named Sarah Bell Bryant

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 Jacksonville, Florida this 30th day of June, 19 75

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 7, 1977

Commission Expires

Mary T. Phelps
Notary Public

INSTALLMENT DEED

FROM

Jack Curtis

TO

Robert Park Bryant, et ux,

Sarah Bell Bryant

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

D 07538

IDENTIF. REFERENCE

JUL 21 2 02 PM '75

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Park Bryant,et ux (NAME)	(NAME)	
4102 Colorado Ave. (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	103-4
Nashville, Tenn.37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	394

THIS INSTRUMENT WAS PREPARED BY

Clarence M. Beaty, Jr. Atty.
3720 North Natchez Ct.
Nashville, Tennessee 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$25,785.60 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 1975

Clarence M. Beaty
Notary Public

MY COMMISSION EXPIRES: 1/29/78

(AFFIX SEAL)