This instrument prepared by:
Don L. Smith, Attorney
Home Federal Tower
Nashville, Tennessee 37219

Installment Deed

BOOK 4943 PAGE 383

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Bryan Stanley, et ux	Same (NAME)	
520 Belle Meade Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	116-14
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	131 Pt

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty-Three Thousand and no/100 ($263,000.00)----------*Dollars,*

of which Seventy-Six Thousand Two Hundred Seventy and no/100 ($76,270.00)

----------*Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder One Hundred Eighty-Six Thousand Seven Hundred Thirty and no/100 ($186,730.00)----------*Dollars,*

M. Bryan Stanley and wife, Patricia Horne Stanley,

have executed a promissory note of even date herewith in the principal amount of One Hundred Eighty-Six Thousand Seven Hundred Thirty and no/100 ($186,730.00) Dollars, plus interest at a rate equal to the average of the prime rate being charged by First American National Bank of Nashville, Tennessee on the first and last day of each six month period during the term of the note, payable to the order of DeWitt C. Thompson, III and Diana R. Thompson and payable as specified therein. This note, or any part thereof, may not be prepaid prior to January 1, 1976 and subsequent to January 1, 1976, this note, or any part thereof, may be prepaid in full without penalty.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, DeWitt C. Thompson, III and wife, Diana R. Thompson,

have this day bargained and sold, and do hereby transfer and convey unto the said M. Bryan Stanley and wife, Patricia Horne Stanley, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 41 in the First Belle Meade Subdivision, the plan of which is recorded in Book 332, pages 88 and 89, of the Register's Office for Davidson County, Tennessee.

Beginning at a point in the eastern margin of Belle Meade Boulevard as originally planned, now the center of said Boulevard, at the southwest corner of Lot No. 42 and running southerly with the center of said Belle Meade Boulevard 400 feet to a point; thence at right angles easterly 632 feet to a point; thence at right angles northerly 400 feet to a point; thence westwardly with the southern margin of Lot No. 42 635 feet, more or less, to the beginning.

Being the same property conveyed to DeWitt C. Thompson, III and wife, Diana R. Thompson, by deed from Mrs. Frances Hampton Currey, of record in Book 2907, page 123, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 263,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of August 1972.

Notary Public

My commission expires: 8-4-74
(Affix Seal)

unimproved ( )
This is improved (X) property, known as 520 Belle Meade Boulevard, Nashville, Tn.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said M. Bryan Stanley and wife, Patricia Horne Stanley, their

(successors), 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.* except for 1975 taxes which are to be prorated and assumed by the Grantee and except for a Deed of Trust executed by DeWitt C. Thompson, III and wife, Diana R. Thompson to William O. Lee, Trustee, dated October 11, 1968 and recorded in Book 4280, page 861, Register's Office for Davidson County, Tennessee, to secure to Southern Baptist Foundation payment of a note in the original principal amount of $40,000.00, which the Grantee specifically does not assume, take subject to or assume any liability therefor. Grantor shall continue to make all payments on said note when due and in accordance with the terms and conditions of said note until the same is satisfied in full and Grantee shall have the right to make such payments in the event of default by the Grantor, in which event such payments shall be credited to the payment of the note secured by this instrument.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* M. Bryan Stanley, and wife, Patricia Horne Stanley, their

(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said M. Bryan Stanley and wife, Patricia Horne Stanley,

hereinafter referred to as trustors, hereby transfer and convey unto Michael Franks, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $....., or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 18th *day of* August, *19*75

DeWitt C. Thompson, III

Diana R. Thompson

M. Bryan Stanley

Patricia Horne Stanley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Poage, *a Notary Public in and for said County and State,* DeWitt C. Thompson, III and wife, Diana R. Thompson,

*the within named bargainor*s, *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* 18th *day of* August, *19*75

Betty Poage *Notary Public*

Commission expires 8-4-79

BETTY POAGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Betty Poage, *a Notary Public in and for said County and State,* M. Bryan Stanley and wife, Patricia Horne Stanley,

the within named bargainor S., 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 Nashville, Tennessee
this 18th *day of* August, *19* 75

Betty Poage
Notary Public

Commission expires 8-4-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am 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 .....

AUG 19 75	CONV	99,000.00				
AUG 19 75	CONV	99,000.00				
AUG 19 75	CONV	65,000.00				
AUG 19 75	MORT'G	90,000.00				
AUG 19 75	MORT'G	96,730.00				
AUG 19 75	S'TAX		A*	683.80		
AUG 19 75	S'TAX		A*	184.70		
AUG 19 75	PR'FEE		A*	.50		
AUG 19 75	W'DEED		A*	8.00	*	877.00

INSTALLMENT DEED

FROM

TO

D 11928

IDENTIF. REFERENCE

AUG 19 3 17 PM '75

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

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE