INSTALLMENT DEED

For and in Consideration of the sum of $11,500.00

Eleven Thousand Five Hundred and - - - - - 00/100 ($11,500.00) Dollars,

of which One Thousand and - - - - - - - - - - 00/100 ($1,000.00) Dollars,

has been paid in cash by Anthony A. Rush

the receipt of which is hereby acknowledged, and for the remainder of $10,500.00

Ten Thousand Five Hundred and - - - - - - - - - - - 00/100 ($10,500.00) Dollars,

the said Anthony A. Rush has executed an Installment deed note of even date herewith in the principal sum of Ten Thousand Five Hundred and 00/100 ($10,500.00) Dollars, payable to Earl C. Shacklett and wife, Helen Shacklett in 180 monthly installments as follows: On the 6th day of October, 1975 the sum of One Hundred and 35/100 ($100.35) Dollars, and thereafter a like amount on the 6th day of each succeeding month thereafter and the remaining balance of said principal sum on the 6th day of September, 1990. Said payments to be applied first to payment of interest at the rate of 8% per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum, until the entire amount, of both principal and interest has been paid in full.

all of said notes bearing ~~six~~ eight 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, Earl C. Shacklett and wife, Helen Shacklett

have this day bargained and sold, and do hereby transfer and convey unto the said Anthony A. Rush his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 40 feet of the southerly 60 feet of Lot No. 8 on the Plan of Sharp and Horn's 4th Addition to Nashville, as of record in Book 161, page 172, Register's Office for said County.

Said part of said lot fronts 40 feet on the westerly side of North 14th Street, formerly an unnamed street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Earl C. Shacklett and wife, Helen Shacklett by deed from Bobby Creasy and wife, Shirley Creasy as of record in Book 4896. Page 430, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, know as 1404 N. 14th Street Nashville, Tennessee 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 Anthony A. Rush , his heirs and assigns forever covenant that 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 our heirs and representatives, to warrant and forever defend the title to said real estate to said Anthony A. Rush his 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 me in hand paid, I, the said Anthony A. Rush

do hereby transfer and convey unto Paul G. Blankenship, 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 Anthony A. Rush 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 $10,500.00 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 Anthony A. Rush 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 Anthony A. Rush 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 Paul G. Blankenship, 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 Earl C. Shacklett and wife, Helen Shacklett and Anthony A. Rush hereunto set our hands at Nashville, Tennessee, this the 6th day of September 19 75

Earl C. Shacklett

Helen Shacklett

Anthony A Rush

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Earl C. Shacklett and wife, Helen Shacklett and Anthony A. Rush

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 6th day of September, 19 75

Paul G. Blankenship, Notary Public.

Commission Expires August 14, 1976

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 }

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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)

SEP-8 75	CONV	11,500.00				
SEP-8 75	MORT'G	10,500.00				
SEP-8 75	S'TAX		A*	29.90		
SEP-8 75	S'TAX		A*	8.50		
SEP-8 75	PR'FEE		A*	.50		
SEP-8 75	W'DEED		A*	8.00	*	46.90

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

D 14611

IDENTIF. REFERENCE

SEP 8 12 12 PM '75

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony A. Rush (NAME)	Anthony A. Rush (NAME)	Map 72-14
592 N. Fork St. Apart. 18 (STREET ADDRESS OR ROUTE NUMBER)	592 North Fork St. Apart. 18 (STREET ADDRESS)	Parcel 175
Stone Mountain, Ga. 30083 (CITY) (STATE) (P. O. ZIP)	Stone Mountain, Georgia 30083 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Paul G. Blankenship, Atty.
3311 Gallatin Rd.
Nashville, Tennessee 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 11,500.00 Anthony A. Rush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 1975

Paul G. Blankenship
Notary Public

MY COMMISSION EXPIRES: August 14, 1976

(AFFIX SEAL)