Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodd W. Nelson & Jay F.	Same	BM 4820
(NAME: Bradley 603 Belle Meade Blvd.	(NAME:	MAP 130-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS)	PAR 127
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand Dollars ($100,000.00) *Dollars,*

of which Thirty-Seven Thousand ($37,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Sixty-Three Thousand ($63,000.00) *Dollars,*

Rodd W. Nelson and Jay F. Bradley *have executed* their installment deed note of even date payable in three equal annual installments of twenty-one thousand ($21,000.00) dollars principal plus interest at 7% per annum, the last installment being due on January 26, 1979, if not sooner paid. This indebtedness is not transferable by the Grantees herein without written approval of the Grantor. If the Grantees herein do transfer said indebtedness without approval of the Grantor, it shall be considered a default under this installment deed and the aforementioned note. In the event of such a default by the Grantees, Grantor shall have the right to re-enter said property, and all other rights as she would have upon default under this deed or the said note.

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, Margaret P. Voss Brown has ~~XXXX~~*this day bargained and sold, and do hereby transfer and convey unto the said* Rodd W. Nelson and Jay F. Bradley, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly part of Lot 14 on the plan of a subdivision of Lots 19, 20 and 21, Belle Meade Second Plan, as of record in Book 421, Page 172, Register's office for said county. Said part of Lot No. 14 fronts 100 feet on the westerly side of Belle Meade Boulevard, and runs back between parallel lines, 191 feet 1 inch on the north line and 192 feet on the south line to a dead line, and measures 100 feet on said dead line.

Being the same property described in a deed to Joseph W. Holman, Sr. of record in Book 1779, page 59, said Register's office, which property was held by Part One of the Chancery Court at Nashville by decree of August 13, 1963, of record in Minute Book 189, page 433 to belong to Joseph W. Holman, Jr., at the time of his death on May 20, 1956, in which property dower interest was decreed to be in Jean M. Holman; title to said property having passed by operation of law to Mrs. Frankie Holman, as the only heir of Joseph W. Holman, Jr., deceased, and William F. Holman, deceased and to the First American National Bank of Nashville, Tennessee, and Thomas A. Shriver, Trustee by quitclaim deed from Jean M. Holman, widow, of record in Book 3899, page 219, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 14th day of January, 1974

Margaret P. Voss Brown
Affiant

My commission expires: 19

Harriet Ann Stuckey
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 23RD *day of* JANUARY, *19*76.

Margaret P. Voss Brown
MARGARET P. VOSS BROWN, Grantor

Jay F. Bradley
JAY F. BRADLEY, Grantee

Rodd Nelson
RODD W. NELSON, Grantee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harriet Ann Stuckey *a Notary Public in and for said County and State,* Margaret P. Voss Brown

the within named 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 Nashville, *Tennessee, this* 19 *day of* January, *19*76

Harriet Ann Stuckey *Notary Public*

Commission expires

HARRIET ANN STUCKEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Jay F. Bradley and Rodd W. Nelson

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, TN *this* 23rd *day of* January, 1976.

Ronald L. Voss Jr. *Notary Public*

Commission expires 7-16-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, RONALD L. VOSS, JR. *a Notary Public of the State and County aforesaid, personally appeared* JAY F. BRADLEY AND RODD W. NELSON *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *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

JAN 26 76	CONV	90,000.00			
JAN 26 76	CONV	10,000.00			
JAN 26 76	MORT'G	63,000.00			
JAN 26 76	S'TAX		B*	260.00	
JAN 26 76	S'TAX		B*	61.00	
JAN 26 76	PR'FEE		B*	.50	
JAN 26 76	W'DEED		B*	8.00	* 329.50

INSTALLMENT DEED

FROM
MARGARET P. VOSS BROWN,
Grantor

TO
JAY F. BRADLEY and
RODD W. NELSON,
Grantees

D 3530

IDENTIFICATION

JAN 26 1976

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
JACK A. BUTLER, Attorney
26th Floor, First American Ctr.
Nashville, Tennessee 37238
(Telephone: 615/244-2770)

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