INSTALLMENT DEED

For and in Consideration of the sum of Ten Thousand Five Hundred and 00/100 - ($10,500.00) - Dollars,

of which Five Hundred and 00/100 - - ($500.00) - - - - - - - - - - Dollars,

has been paid in cash by W. A. Beasley, III

the receipt of which is hereby acknowledged, and for the remainder Ten Thousand and 00/100 - ($10,000.00) - Dollars,

the said W. A. Beasley, III has

executed and delivered his one promissory note in said amount of even date herewith payable to the order of Joe A. Mann and Charles Burkhalter, as follows: The sum of $123.99 on the 11th day of September, 1975 and a like sum on the 11th day of each succeeding month thereafter until said sum is paid in full. Said note bears 8½% interest 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, We, Joe A. Mann and Charles Burkhalter

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

Land in Davidson County, Tennessee, being Part of Lot "B" on the Revised and Corrected Map of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, Page 29, Register's Office for said county, described according to a survey thereof by Lewis D. Justice, Surveyor, August 22, 1945, as follows:

Beginning at a point in the easterly margin of Eugenia Avenue (formerly Moore Avenue) as shown on said Justice Survey at a point which is 90 feet south of the north line of Lot "B", as measured along the east margin of Eugenia Avenue; thence northeasterly 150 feet to the north line of Lot B; thence South 25 deg. East 60 feet to a point; thence southwesterly 148 feet to the easterly margin of Eugenia Avenue; thence with the margin of the same, north 28 deg. 10' West 60 feet to the point of beginning.

Being the same property conveyed to Joe A. Mann and Charles Burkhalter by deed from Johnnie B. Lovelady, unmarried, of record in Book 4741, Page 563, said Register's Office.

This is unimproved ( ) improved (X) property, know as 2520 Eugenia Avenue (House Number) (Street) Nashville, Tennessee 37211 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 W. A. Beasley, III, his 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said W. A. Beasley, III, 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 in hand paid, I, the said W. A. Beasley, III

do hereby transfer and convey unto Richard Dance, 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 W. A. Beasley, III 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 $5,000.00 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 W. A. Beasley, III 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 W. A. Beasley, III 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 Richard Dance, 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 Joe A. Mann and Charles Burkhalter and W. A. Beasley, III hereunto set our hands at Nashville, Tennessee, this the 18th day of August 19 75

Joe A. Mann

Charles Burkhalter

W. A. Beasley, III

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Joe A. Mann and Charles Burkhalter; W. A. Beasley, III

the 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

Commission Expires _____, Notary Public.

STATE OF _____
_____ County.

Personally appeared before me, Henry M. Murry, a Notary Public in and for said County and State, the within named Joe A Mann Charles Burkholter W.A Beasley III

the bargainor ____, 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, Tenn this 18th day of August, 19 75

Notary Public.

Commission Expires 3-11-78

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)

CO 10,500.00	MO 10,000.00
WD 8.00	MS
TD	ST 27.30
CC	ST 8.00
MR	PF .50
UCC	TOTAL

INSTALLMENT DEED

FROM Joe A. Mann and Charles Burkhalter

TO W. A. Beasley, III

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

D 41217

IDENTIF. REFERENCE

MAR 22 1 58 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

FORLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. A. Beasley, III (NAME)	Same (NAME)	118-8
511 Woodbine Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	179
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

John C. McLemore
Box 1106
Nashville, Tenn.
37202

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 10,500.00 W. A. Beasley, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 75

Notary Public

MY COMMISSION EXPIRES: 2-11-78

(AFFIX SEAL)

MURPHY NOTARY PUBLIC AT LARGE