INSTALLMENT DEED

For and in Consideration of the sum of EIGHT THOUSAND ($8,000.00) Dollars,

of which TWO THOUSAND ($2,000.00) Dollars,

has been paid in cash by IVA M. HORTON

the receipt of which is hereby acknowledged, and for the remainder SIX THOUSAND ($6,000.00) Dollars,

the said IVA M. HORTON has executed one Installment Deed Note of even date herewith in the principal sum of $6,000.00, payable to the order of Ottis D. Ragland and wife, Toy K. Ragland in monthly installments of $100.00 each, which includes both principal and interest from date at the rate of 10% per annum, the first installment falling due May 5, 1976, and the others monthly thereafter until the principal and interest have been paid in full, and privilege of prepayment is reserved,

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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, OTTIS D. RAGLAND and wife, TOY K. RAGLAND

have this day bargained and sold, and do hereby transfer and convey unto the said IVA M. HORTON, widow heirs and assigns,

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

LAND in Davidson County, Tennessee, being the southerly 75 feet of Lot Nos. 1522 and 1524, Block 47, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

SAID parts of said lots adjoin and front together 75 feet on the easterly side of 57th Avenue North and run back between parallel lines, 60 feet, along the north margin of the first alley south of California Avenue, to the west line of Lot No. 1520.

BEING the same property conveyed to O. D. Ragland and wife, Toy K. Ragland, by deed from Andrew Hutton and wife, Nellie Hutton, of record in Book 1340, page 355, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) / improved (X) property, know as 1502 (House Number) 57th Avenue N. (Street) P. O. Address: Nashville (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 IVA M. HORTON 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 IVA M. HORTON 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 IVA M. HORTON

do hereby transfer and convey unto Gary D. Copas, 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 Trustor 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 $ 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 Trustor 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 the said Trustor, her 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 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 Gary D. Copas, 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 OTTIS D. RAGLAND and wife, TOY K. RAGLAND and IVA M. HORTON hereunto set our hands at Nashville, Tennessee, this the 1st day of April 1976

Iva M Horton
Ottis D. Ragland
Toy K Ragland

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named OTTIS D. RAGLAND and wife, TOY K. RAGLAND and IVA M. HORTON

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 1st day of April, 1976

Commission Expires Sept. 16, 1978

G. D. Copas, Notary Public.

G. D. COPAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

BOOK 5018 PAGE 168

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)

APR 23 76	CONV	*8,000.00		
APR 23 76	MORT'G	*6,000.00		
APR 23 76	S'TAX		B*	20.80
APR 23 76	S'TAX		B*	4.00
APR 23 76	PR'FEE		B*	.50
APR 23 76	W'DEED		B*	8.00

03 APR 76 [illegible] 33.32

INSTALLMENT DEED

FROM
OTTIS D. RAGLAND and wife,

TO
TOY K. RAGLAND

TO
IVA M. HORTON, widow

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

D 46008

IDENTIF. REFERENCE

APR 23 12 06 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by
Copas & Hamilton, Attys.
129 Cherry St.
Lebanon, Tennessee 37087

TOLLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iva M. Horton (NAME)	Iva M. Horton (NAME)	91-6
1502 57th Ave. N. (STREET ADDRESS OR ROUTE NUMBER)	1502 57th Ave. N. (STREET ADDRESS)	192
Nashville TN (CITY) (STATE) (P. O. ZIP)	Nashville TN (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

COPAS & HAMILTON, Attys

129 Cherry Street

Lebanon, TN 37087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 8,000.00 W. S. Copas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 76.

[illegible]
Notary Public

MY COMMISSION EXPIRES: Aug. 14, [illegible]
(AFFIX SEAL)