This instrument prepared by:
Joe Pitt, Attorney
First American Center
Nashville, Tennessee

Installment Deed

BOOK 5152 PAGE 544

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph Sanford, Sr., et al		Map 93-11
(NAME): P.O. Box 7242	(NAME): SAME	Parcel 236
(STREET ADDRESS OR ROUTE NUMBER): Nashville, TN 37210	(STREET ADDRESS):	13W-3010
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and no/100---------- ($15,000.00) ---------- *Dollars, of which* One Thousand Five Hundred and no/100---------- ($1,500.00) ----------*Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Thirteen Thousand Five Hundred and no/100--- ($13,500.00) ---------- *Dollars,*

We, Ralph Sanford, Sr., Ralph Sanford, Jr. and James P. White, have executed two notes of even date herewith, one in the principal sum of $1,500.00, payable to the order of Culbert Construction Company, a Tennessee Corporation, due four months from date, plus interest at the rate of 8-1/2%; and the other in the principal sum of $12,000.00, payable to the order of Culbert Construction Company, a Tennessee Corporation, in 59 monthly installments of $190.00 each, which includes both principal and interest at the rate of 8-1/2% per annum, and a 60th payment of the total unpaid principal balance due plus accrued interest at the rate of 8-1/2% per annum, the first installment falling due July 1, 1977, and the others monthly thereafter until the principal and interest have been paid in full, with privilege of prepayment in part or in full at any time, without penalty, reserved by the grantees herein,

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, Culbert Construction Company, a Tennessee Corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph Sanford, Sr., Ralph Sanford, Jr. and James P. White, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 20 and the westerly 40 feet of the northerly 40 feet of Lot No. 21 on the plan of Philip Lindsley Heirs' property, as of record in Book 21, page 25, Register's Office for said County, described as follows:
Beginning on the southerly margin of Lindsley Avenue, at a point 120 feet west of Berrien Street, being J. T. McCall's northwest corner; thence with the southerly margin of Lindsley Avenue; westwardly 40 feet to an alley; thence with the easterly margin of said alley, southwardly 100 feet to a point 10 feet north of the dividing line between Lots Nos. 21 and 22, being a corner of the J. T. McCall lot; thence with the northerly line of said McCall lot, eastwardly 40 feet to a point 120 feet west of Berrien Street, being another corner of the McCall lot; thence northwardly 100 feet to the beginning.

Being the same property conveyed to Culbert Construction Company, by deed from Charles E. Riley, of record in Book 4697, page 794, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 27th day of May, 1977

James P. White
Affiant

My commission expires: 4/21/80 (Affix Seal)

Mary Ensley
Notary Public

This is unimproved ( ) improved (X) property, known as 51 Lindsley Avenue, Nashville, Tennessee
(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 Ralph Sanford, Sr., Ralph Sanford, Jr. and James P. White, their *(successors), heirs and assigns forever.* Grantor *covenants that* it is *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 1977 taxes which are prorated and assumed. Grantor *further covenants and binds* itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ralph Sanford, Sr., Ralph Sanford, Jr. and James P. White, 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 Ralph Sanford, Sr., Ralph Sanford, Jr. and James P. White,

hereinafter referred to as trustors, hereby transfer and convey unto Joe Pitt, *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 premices.

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 Registers 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.

Witness our *hand* S *this* 27th *day of* May, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James P. White

Ralph Sanford Jr.

Ralph Sanford, Sr.

CULBERT CONSTRUCTION COMPANY

By: John E. Fant

John E. Fant, ~~President~~

Executive Vice President, + Secty.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enasy, *a Notary Public in and for said County and State,* Ralph Sanford, Sr., Ralph Sanford, Jr. and James P. White,

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* 27th *day of* May, *19* 77.

Mary Enasy, *Notary Public*

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary Enasy, *a Notary Public of the State and County aforesaid, personally appeared* John E. Fant Executive Vice *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President + Secty. *of the* Culbert Construction Company *the within named bargainor, a corporation, and that* he *as such* Executive Vice President + Secty. *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Executive Vice President + Secty.

Witness my hand and seal, at office in Nashville, Tennessee *this* 27th *day of* May, *19* 77.

Mary Enasy, *Notary Public*

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INSTALLMENT DEED

FROM Culbert Construction Company

TO Ralph Sanford, Sr. et al

CO	15,200.00
WD	6,000.00
MS	13,600.00
ST	31.00
ST	11.50
PF	.50
TOTAL	55.00
TD	
GC	
MR	
UCC	

FEE $ 06104

IDENTIF. REFERENCE

MAY 27 3 50 PM '77

REGISTER DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

RETURN TO
CHICAGO TITLE INS. CO.
ANDERSON [illegible] BLDG.
NASHVILLE, TENN. 37201 23188