This Deed Prepared By:
Louis Farrell, Jr., Attorney, 921 Bradford Building, Nashville, Tn. 37219

Installment Deed

BOOK 5158 PAGE 345

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THE SEQUEL CO., INC.	S A M E	
(NAME:) 3250 Dickerson Road	(NAME:)	52
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37207	(STREET ADDRESS)	9
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND NO/100-------- ($50,000.00)--------- Dollars, of which FOURTEEN THOUSAND FIVE HUNDRED AND NO/100----- ($14,500.00)----- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder THIRTY-FIVE THOUSAND FIVE HUNDRED AND NO/100------($35,500.00)-------- Dollars, Grantees have executed their Promissory Note of even date herewith in the principal sum of $35,500.00 payable to the order of Grantors on or before eighteen (18) months from date hereof, and providing for payment of interest at the rate of 10% per annum in the event such note is not timely paid, such interest to commence after eighteen (18) months,

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, PORTER J. WEAKLEY and FRANCES W. RALPH have this day bargained and sold, and do hereby transfer and convey unto the said THE SEQUEL CO., INC., a Tennessee Corporation (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

FOR COMPLETE LEGAL DESCRIPTION SEE ATTACHED

Grantors agree that they will release for the sum of FIVE THOUSAND ($5,000.00) DOLLARS principal payment of said note any lot from 1 thru 13 that may be developed on the property conveyed herein, and that after full payment they will execute a full release to the remainder of the property. Grantees shall be permitted the release of three (3) lots of their choice upon filing of this instrument for record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 13th day of June 1977

Notary Public

My commision expires: 9/7/80 (Affix Seal)

This is unimproved (X) property, known as (House Number) (Street) P. O. Address: (City or Town) Davidson County

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their (successors), 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 our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees (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 THE SEQUEL CO., INC. hereinafter referred to as trustors, hereby transfer and convey unto LOUIS FARRELL, JR., 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 $ MAXIMUM , 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 trustee may bid at any sale under this trust conveyance. The trustee may, at any time after default in the payment of any 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 fee 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 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* 11 *day of* June, *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.*

Porter J. Weakley
PORTER J. WEAKLEY

Frances W. Ralph
FRANCES W. RALPH

THE SEQUEL CO., INC.

Harold F. Morris, Pres. — President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, D. T. Murphy, *a Notary Public in and for said County and State,* PORTER J. WEAKLEY and FRANCES W. RALPH, *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* 11th *day of* June, *19* 77.

D. T. Murphy — *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 5-20-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Wilson C. Tate, Jr., *a Notary Public of the State and County aforesaid, personally appeared* HAROLD F. MORRIS, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* SEQUEL CO., INC., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 13th *day of* June, *19* 77.

Wilson C. Tate, Jr. — *Notary Public*

Commission expires 9/7/80

WILSON C. TATE JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RECORDED

FROM

TO

E 08708

T

IDENTIF. REFERENCE

JUN 13 12 26 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title
Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
NASHVILLE, TENNESSEE 37201

Beginning at a point in the Northerly right-of-way of Pennington Bend Road, said point being a common corner with the land of Jackie Coleman Stroud and Alexander H. Stroud recorded in Book 3920, Page 655, Register's Office for Davidson County, Tennessee.

Thence with said Northerly right-of-way around a curve to the left of Radius 1,293.35 feet, a distance of 107.41 feet to a point; thence, North 70 degrees 00 minutes 00 seconds West, 588.32 feet continuing with said Northerly right-of-way to a point of curve; thence, with a curve to the right of radius 683.71 feet, a distance of 723.84 feet to a point on said right-of-way; thence, North 09 degrees 20 minutes 27 seconds West, 315.91 feet to a point on the Easterly right-of-way of Lock Two Road; thence, leaving said right-of-way, North 80 degrees 39 minutes 33 seconds East 180.00 feet to a point; thence, with a line South 09 degrees 20 minutes 27 seconds East, 260.00 feet to a point; thence, with a line South 15 degrees 33 minutes 00 seconds East, 108.55 feet to a point; thence, with a line South 21 degrees 15 minutes 43 seconds East, 101.48 feet to a point; thence, with a line South 33 degrees 02 minutes 10 seconds East 101.48 feet to a point; thence, with a line South 44 degrees 48 minutes 37 seconds East, 101.48 feet to a point; thence, with a line South 56 degrees 35 minutes 03 seconds East, 101.48 feet to a point; thence, with a line South 67 degrees 45 minutes 44 seconds East, 109.22 feet to a point; thence with a line South 70 degrees 00 minutes 00 seconds East, 599.85 feet to a point in the line of the said Stroud property; thence, with said line South 05 degrees 06 minutes 53 seconds West, 200.17 feet to the point of beginning.

The above described section contains 6.94 acres, more or less, described according to a survey done by Southern Land and Associates, Inc., dated November 18, 1976.

JUN13E	CONV	50,000.00		
JUN13E	MORT'G	35,500.00		
JUN13E	S'TAX		B* 130.00	
JUN13E	S'TAX		B* 33.50	
JUN13E	PR'FEE		B* .50	
JUN13E	M'DEED		B* 6.00	* 170.00