ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

File Box 7

INSTALLMENT DEED

BOOK 5159 PAGE 862

[ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBER
[Marshall I. Karr, Trustee	Third National Mortgage Co.	Map 42-10
[Suite 105	5th Floor	Parcels 51, 52, 53,
[6213 Charlotte Avenue	Third National Bank Bldg.	& 54
[Nashville, Tennessee 37209	Nashville, TN 37219	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND ($160,000.00) DOLLARS, of which FIFTEEN THOUSAND ($15,000.00) DOLLARS has been paid in cash, the receipt of which is hereby acknowledged and the assumption of Deeds of Trust of record in Book 4726, pages 974, 980, 986 and 992, Register's Office for Davidson County, Tennessee, and for the remainder of FIFTY-SIX THOUSAND FOUR HUNDRED FIVE and 15/100 ($56,405.15) DOLLARS, Marshall I. Karr, Trustee, has executed an Installment Deed Note payable to the order of Charles B. Reasor, Jr. and wife, Wilma Lee Reasor, of even date herewith in the original principal amount of FIFTY-SIX THOUSAND FOUR HUNDRED FIVE and 15/100 ($56,405.15) DOLLARS payable upon the terms and conditions therein contained and providing for the payment of reasonable attorney's fees and other reasonable costs in the event that collection is necessary, and to secure the payment of said indebtedness, principal, interest, reasonable attorney's fees, and other reasonable costs, a lien is expressly retained on the land herein conveyed, Charles B. Reasor, Jr. and wife, Wilma Lee Reasor, have this day bargained and sold, and do hereby transfer and convey unto the said Marshall I. Karr, Trustee, with full power to mortgage, sell, lease, encumber, transfer and convey without the joinder of any beneficiary, his successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 104-111 James Milton Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Marshall I. Karr, Trustee, with full power to mortgage, sell, lease, encumber, transfer and convey without the joinder of any beneficiary, his successors and assigns forever. Grantors covenant that they are lawfully

seized and possessed of said real estate in fee simple, and have a right to convey it, and that the same is unencumbered except for real property taxes for the year 1977, a lien but not yet due and payable, but which have been prorated at the closing; Deeds of Trust of record in Book 4726, pages 974, 980, 986, and 992, Register's Office for Davidson County, Tennessee; and restrictions, setback lines, and easements of record in the Register's Office for said County. Grantors further covenant and bind their heirs and representatives, to warrant and forever defend the title of said real estate to said Grantee, his successors and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectively securing the payment of said lien indebtedness and for the consideration of ONE ($1.00) DOLLAR paid in cash, the receipt of which is hereby acknowledged by the Grantors, the said Marshall I. Karr, Trustee, with full power to mortgage, sell, lease, encumber, transfer and convey without the joinder of any beneficiary, hereinafter referred to as Trustor, hereby transfers and conveys unto E. Berry Holt III, Trustee, his successors and assigns, the real estate hereinbefore described by reference, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustor agrees to keep all buildings now, or to be hereafter erected on said property, insured in some reliable hazard insurance company, or companies, in an amount equal to the sum of all indebtedness of Trustor secured by or pertaining to said property, 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.

Trustor further agrees 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, reasonable costs, together with a reasonable attorney's fee shall be allowed, and be payable by Trustor 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 amount so paid shall bear interest at the rate provided for in the note secured by this instrument from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if Trustor 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 in accordance with the note secured hereby, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, Trustor fails to reimburse the Trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said Trustee, or the lawful owner and holder of said indebtedness, within thirty (30) days from the 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 passed due and unpaid, all remaining unpaid indebtedness, and installments thereof, shall become due and payable after thirty (30) days' written notice in the case of a monetary default and sixty (60) days' written notice in the case of other default, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty-one (21) days' subsequent notice by three (3) 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 lawful owner and holder of the said indebtedness 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:

1. To the payment of reasonable 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.

2. To the payment of all taxes which may be unpaid on said premises.

3. To the payment of all unpaid indebtedness herein secured, and any reasonable sums expended in the protection of said property, as herein authorized.

4. The residue, if any, will paid to Trustor, or to his order.

The lawful owner and holder of said indebtedness is hereby authorized and empowered, with or without cause and for any reason, to name and appoint a successor trustee 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 herein named Trustee or his successor may appoint an agent or agents to carry out any function which he is empowered or required to carry out under this instrument. BOOK 5159 PAGE 886

Any of the four (4) tracts described in Exhibit "A," attached hereto, and secured by this instrument, may be released individually from the lien of this instrument upon receipt by the holder of the above-described indebtedness of an amount equal to twenty-five (25%) per cent of the then outstanding principal balance of said indebtedness plus One Thousand and 00/100 ($1,000.00) Dollars, excepting, of course, the last tract to be released.

IN WITNESS WHEREOF, the parties to this instrument have signed their names on this the 14th day of June, 1977.

Charles B. Reason
CHARLES B. REASOR, JR.

Wilma Lee Reason
WILMA LEE REASOR

Marshall I. Karr, Trustee
MARSHALL I. KARR, TRUSTEE
With Full Powers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Gail K. Parsons a Notary Public in and for said County and State, the within named Charles B. Reasor, Jr. and Wilma Lee Reasor, 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 14 day of June, 1977.

Gail K. Parsons
Notary Public

My Commission Expires: 1/13/80

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Gail K. Parsons a Notary Public in and for said County and State, Marshall I. Karr, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he is a Trustee with full power to mortgage, sell, lease, encumber, transfer and convey the therein described property without the joinder of any beneficiary, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of June, 1977.

Gail K. Parsons
Notary Public

My Commission Expires: 1/13/80

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $160,000.00.

Marshall I. Karr, Trustee
AFFIANT

Subscribed and sworn to before me this the 14 day of June, 1977.

Paul K. Parsons
Notary Public

My Commission Expires:

PAUL K. PARSONS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E09254

IDENTIF. REFERENCE

JUN 15 3 03 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

JUN 15 77	CONV	90,000.00			
JUN 15 77	CONV	70,000.00			
JUN 15 77	MORT'G	56,405.15			
JUN 15 77	S'TAX		B*	416.00	
JUN 15 77	S'TAX		B*	54.40	
JUN 15 77	PR'FEE		B*	.50	
JUN 15 77	W'DEED		B*	14.00	* 484.90

INSTALLMENT DEED

FROM

CHARLES B. REASOR, JR. and wife, WILMA LEE REASOR

TO

MARSHALL I. KARR, TRUSTEE With Full Powers

TO

E. BERRY HOLT, III, TRUSTEE

EXHIBIT "A"

LEGAL DESCRIPTION

For certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I. Being Lot No. 6 on the Plan of Harpeth Estates, Section II, of record in Book 4175, page 23, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the easterly side of James Milton Court and extends back 103.9 feet on the northerly line and 175.5 feet on the southwesterly line to a dead line, which is a broken line measuring 198.41 feet thereon.

Being the same property conveyed to Charles B. Reasor, Jr. and wife, Wilma Lee Reasor, by deed from Louis N. Farringer and wife, Frances A. Farringer, of record in Book 4849, page 396, Register's Office for said County.

TRACT II. Being Lot No. 7 on the Plan of Harpeth Estates, Section II, of record in Book 4175, page 23, Register's Office for said County.

Said Lot No. 7 fronts 45 feet on the southerly side of James Milton Court and extends back 175.5 feet on the easterly line and 124.2 feet on the westerly line to a dead line, which is a broken line measuring 241.15 feet thereon.

Being the same property conveyed to Charles B. Reasor, Jr. and wife, Wilma Lee Reasor, by deed from Louis N. Farringer and wife, Frances A. Farringer, of record in Book 4849, page 399, Register's Office for said County.

TRACT III. Being Lot No. 8 on the Plan of Harpeth Estates, Section II, as of record in Book 4175, page 23, Register's Office for said County.

Said Lot No. 8 fronts 45 feet on the southerly side of James Milton Court and extends back 124.2 feet on the easterly line and 159.7 feet on the westerly line to a dead line measuring 170.10 feet thereon.

Being the same property conveyed to Charles B. Reasor, Jr. and wife, Wilma Lee Reasor, by deed from Orie B. Sims and wife, Ruth Sims, of record in Book 4726, page 990, Register's Office for said County.

TRACT IV. Being Lot No. 9 on the Plan of Harpeth Estates, Section II, as of record in Book 4175, page 23, Register's Office for said County.

Beginning at the westerly margin of James Milton Court at the corner of Lots Nos. 9 and 10; thence with the line between said two Lots westerly 87.3 feet to the corner of Lots Nos. 9 and 11; thence with the line between said two Lots southwesterly 111.4 feet to the corner of Lot Nos. 9 and 12; thence with the line between said two Lots southerly 59.45 feet; thence southeasterly 73.25 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two Lots northeasterly 159.7 feet to the westerly margin of James Milton Court; thence with the same northerly 40 feet to the beginning.

Being the same property conveyed to Charles B. Reasor, Jr. and wife, Wilma Lee Reasor, by deed from Orie B. Sims and wife, Ruth Sims, of record in Book 4726, page 984, Register's Office for said County.