INSTALLMENT DEED

For and in Consideration of the sum of Thirty Seven Thousand Five Hundred------($37,500.00)---------Dollars,

of which Five Thousand--------($5,000.00)----------Dollars,

has been paid in cash by Paul G. Blankenship and wife, Mary J. Blankenship

the receipt of which is hereby acknowledged, and for the remainder Thirty Two Thousand Five Hundred---------($32,500.00)--------Dollars,

the said Paul G. Blankenship and wife, Mary J. Blankenship have executed and delivered their single joint promissory real estate lien note in said principal amount of $32,500.00 payable to the order of Dorothy Ann Walker in monthly installments of $301.28 per month beginning August 1, 1977 and a like sum on the 1st day of each succeeding month until paid in full with interest at 7½% per annum on the unpaid principal balance to be first deducted from each of such payments and the balance applied to principal. The Grantees reserve the privilege of paying the entire indebtedness herein described, or any multiple of said payments in direct order of maturity on any scheduled payment date by payment of the principal so prepaid with interest to said prepayment only and for the privilege of so doing Grantees shall pay a penalty of the principal amount so prepaid of 10% of the principal so prepaid.

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, I, Dorothy Ann Walker, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Paul G. Blankenship and wife, Mary J. Blankenship, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, as follows:

Being part of Lot No. 1 on the plan of Chas. U. Coggin's Second Addition, being a subdivision of part of Maplewood, not of record, described according to a survey made by Boone Denton, July 20, 1921, as follows:

Beginning at a point on the westerly margin of the Gallatin Pike, 100 feet south of the southerly margin of Masonic Home Road; thence with the westerly margin of said Pike, south 26-3/4° west 100 feet; thence north 66° west 125 feet; thence north 26-3/4° east 100 feet; thence south 66° east 125 feet to the beginning, including but excluding therefrom that part of said property used for highway purposes.

Included in this transfer is a 10 ft. easement running along the northerly margin of Tract No. 2 of the land described in the deed from E. E. Hosse, et ux, to Maynard Walker et ux.

Being a part of the property conveyed to Maynard Walker and wife, Dorothy Ann Walker by deed from E. E. Hosse and wife Ella Mai Hosse of record in Book 3614, page 518, Register's Office for Davidson County, Tennessee, the said Maynard Walker having since died.

Taxes for 1977 have been prorated and are assumed by purchasers.

This is unimproved ( ) improved (X) property, know as 3307, 3311 and 3401 Gallatin Road, Nashville, Tenn 37216
(House Number) (Street) 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 Paul G. Blankenship and wife, Mary J. Blankenship, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Paul G. Blankenship and wife, Mary J. Blankenship, their 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 us in hand paid, we, the said Paul G. Blankenship and wife, Mary J. Blankenship do hereby transfer and convey unto J. B. Watson, Jr., Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

We, the said Paul G. Blankenship and wife, Mary J. Blankenship 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 $ insurable value 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.

We 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 we 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 we, the said Paul G. Blankenship & wife, Mary J. Blankenship 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 we 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; if we 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. We 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. We 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 Paul G. Blankenship & wife, Mary J. Blankenship 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 J. B. Watson, Jr., 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 Dorothy Ann Walker and Paul G. Blankenship & wife, Mary J. Blankenship hereunto set our hands at Nashville, Tennessee, this the 30 day of June 19 77

Dorothy Ann Walker

Paul G. Blankenship

Mary J. Blankenship

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Dorothy Ann Walker, Paul G. Blankenship and wife Mary J. Blankenship

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 30 day of June, 19 77

Edna S. Woods, Notary Public.

Commission Expires 4-23-1978

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 }

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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 .....

JUL-1 COMM $37,500.00
JUL-1 REG'D $ 97.50
JUL-1 STATE TAX $ 30.50
JUL-1 CLERK FEE $ .50
JUL-1 DEED $ 8.00 * 136.50

....., Notary Public.

Commission expires .....

(over for additional acknowledgements)

INSTALLMENT DEED

FROM Dorothy Ann Walker

TO Paul G. Blankenship, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEE 12236

REFERENCE

JUL 1 11 27 AM '77

REGISTER

DAVIDSON COUNTY, TENN.

YORLEY CO., NASHVILLE

Mail for Today

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul G.Blankenship,et ux (NAME)	Same (NAME)	Parcel 58
3311 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 72-2
Nashville, Tenn.37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tenn. 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 37,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1977

Notary Public

MY COMMISSION EXPIRES: 4-23-1978

(AFFIX SEAL)