INSTALLMENT DEED

For and in Consideration of the sum of TWENTY TWO THOUSAND AND NO/100 ($22,000.00) Dollars,

of which SIX THOUSAND FIVE HUNDRED ($6,500.00) Dollars,

has been paid in cash by ROBERT B. SNYDER and wife, PAULA A. SNYDER,

the receipt of which is hereby acknowledged, and for the remainder FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 ($15,500.00) Dollars,

the said ROBERT B. SNYDER and wife, PAULA A. SNYDER have executed their promissory of even date herewith payable to Alfred D. Sharp, Jr. and wife, Katherine S. Sharp, in two semi-annual installments of $7,750.00 each, beginning February 1, 1978, balance September 1, 1978, with interest thereon at the rate of 7% per annum.

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, ALFRED D. SHARP, JR. and wife, KATHERINE S. SHARP,

have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT B. SNYDER and wife, PAULA A. SNYDER, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Brigid Ann Heights, Section 3, of record in Book 4660, page 101 and corrected by Engineer's Certificate of Correction in Book 5192, page 739, Register's Office for Davidson County, Tennessee, to which plan and Certificate of Correction reference is here made for a complete legal description.

BEING part of the same property conveyed to Alfred D. Sharp, Jr. and wife, Katherine S. Sharp, by deed from Elmer Davies, Jr., Trustee, of record in Book 3505, page 162 and by deed from Kleber E. Dunklin, et ux of record in Book 4440 page 677, said Register's Office.

Grantors reserve herein an easement across said Lot No. 9 for a driveway to serve Lot No. 8 on said plan connecting said Lot No. 8 to Laurel Ridge Drive to the west, or across a portion of said Lot No. 9 to Mary Helen Drive to the north and east. Grantors further reserve an easement for sewage lines across a portion of Lot No. 9 to connect to Lot No. 8 with designated sewerage disposal field located on Grantors' property lying north of Lots Nos. 10 and 11 on said plan. Grantors agree to grant to Grantees an easement for a driveway over a portion of the now existing roadway lying across the rear portion of Lot No. 9 through a portion of Grantors' property lying north of said Lot No. 9 and connecting to Laurel Ridge Drive. Grantors further grant to the Grantees an easement access of Lots Nos. 9 and 10 for a sewer line connecting to a designated sewerage disposal field located to the north of Lots Nos. 10 and 11 on said plan. The exact location of all of the above easements are to be set forth in an instrument in writing to be placed of record upon the determination by the parties hereto as to the location of improvements to be placed on said Lots Nos. 8 and 9.

This is unimproved (X) improved ( ) property, know as Laurel Ridge Drive or Mary Helen Drive, Nashville, TN
(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 ALFRED D. SHARP, JR. and wife, KATHERINE S. SHARP 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said ROBERT B. SNYDER and wife, PAULA A. SNYDER 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 ROBERT B. SNYDER and wife, PAULA A. SNYDER,

do hereby transfer and convey unto J. J. Foley, III, 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 ROBERT B .SNYDER and wife, PAULA A. SNYDER,

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 $ not applicable 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 ROBERT B SNYDER and wife, PAULA A. SNYDER, 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; 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 Robert B. Snyder and wife, Paula A. Snyder, 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. J. Foley, III, 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 ALFRED D. SHARP, JR. and wife, KATHERINE S. SHARP and ROBERT B. SNYDER and wife, PAULA A. SNYDER hereunto set our hands at Nashville, Tennessee, this the 2nd day of September, 19 77

Alfred D. Sharp Jr.

Katherine S. Sharp

Paula A. Snyder

Robert B. Snyder

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred D. Sharp, Jr. and Katherine S. Sharp, and Robert B. Snyder and Paula A. Snyder

the 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 2nd day of September, 19 77

Joseph J. Foley, III, Notary Public.

Commission Expires 11/7/79

JOSEPH J. FOLEY, JR. NOTARY PUBLIC AT LARGE 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 5192 PAGE 747

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)

SEP-2F	CONV	22,000.00			
SEP-2F	MORT'G	15,500.00			
SEP-2F	S'TAX		B*	57.20	
SEP-2F	S'TAX		B*	13.50	
SEP-2F	PR'FEE		B*	.50	
SEP-2F	W'DEED		B*	8.00	* 79.20

FILE IN BOX 4

INSTALLMENT DEED

FROM
ALFRED D. SHARP, JR. and wife,
KATHERINE S. SHARP

TO
ROBERT B. SNYDER and wife,
PAULA A. SNYDER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

E 24101

IDENTIFICATION REFERENCE

SEP 2 2 57 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

FOLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Snyder, et ux (NAME)	Owners (NAME)	145-10-75
3632 Mayflower Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FH-25704
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS.
SUITE 908 FIDELITY FEDERAL BLDG.
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 1977

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)