INSTALLMENT DEED

For and in Consideration of the sum of---THIRTY-THOUSAND AND 00/100 ($30,000.00)

---Dollars,

of which FIVE-THOUSAND, FIVE-HUNDRED AND 00/100 ($5,500.00)---Dollars,

has been paid in cash by David Goodwin and wife, Georganne Goodwin

the receipt of which is hereby acknowledged, and for the remainder--TWENTY-FOUR THOUSAND,

FIVE-HUNDRED AND 00/100 ($24,500.00)---Dollars,

the said David Goodwin and wife, Georganne Goodwin have this day executed their one promissory note of even date herewith in the principal sum of $24,500.00 payable to the order of John R. Ozier, etux, and executed by David Goodwin and wife, Georganne Goodwin, and given as part of the purchase money on the herein-described property. Said note is payable in 240 consecutive monthly installments of $212.62 each, including both principal and interest, interest being at the rate of 8½% per annum on the unpaid principal sum. The first payment falling due on the 1st day of ~~January~~ February, 1978, and continuing in consecutive monthly installments as aforesaid until both principal and interest are fully paid. Amounts paid will be credited first to interest due; balance to unpaid principal sum.

*18 minutes East 40.0 feet to a point; thence South 7 degrees West 22.3 feet to the point of beginning and containing 1,900 square feet.

all of said notes bearing ~~six~~ 8½% 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, John R. Ozier and wife, Mildred C. Ozier

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have this day bargained and sold, and do hereby transfer and convey unto the said

David Goodwin and wife, Georganne Goodwin, their heirs and assigns,

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

Land in Davidson County, Tennessee, being the westerly 59 feet of the easterly 185 of the southerly one-half of Lot No. 26 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, together with a part of Woodlawn Drive, abandoned.

Said property fronts 59.8 feet on the North side of Woodlawn Drive as now located, and extends back 193.3 feet on the easterly line and 204.5 feet on the westerly line, to a dead line in the rear on which it measures 59 feet.

Being the same property conveyed to John R. Ozier by deed from P & S Company, a general partnership, of record in Book 4756, Page 333, Register's Office for Davidson County, Tennessee. The wife of John R. Ozier joins in this conveyance for the purpose of conveying any marital rights or interest she may have in said property.

There is included in the above description, but hereby expressly excluded from this conveyance any rights held by the State of Tennessee by instrument of record in Book 4785, Page 628, said Register's Office, described as follows:

Beginning at a point in the North margin of Woodlawn Drive, said point being along the said North margin westwardly 326.4 feet from the West margin of Natchez Trace; thence along the said North margin along a curve left having a radius of 602.96 feet for 59.8 feet to a point; thence North 7 degrees East 45.4 feet to a point; thence South 52 degrees 30 minutes East 21.0 feet to a point; thence South 81 degrees*

This is unimproved ( ) improved ( ) property, know as _____ (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 David Goodwin and wife, Georganne Goodwin, their 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 David Goodwin and wife, Georganne Goodwin, 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 David Goodwin and wife, Georganne Goodwin

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do hereby transfer and convey unto Tom G. Coleman, 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 David Goodwin and wife, Georganne Goodwin

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 interest 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 David Goodwin and wife, Georganne Goodwin 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 borrowers 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 Tom G. Coleman, 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 John R. Ozier and wife, Mildred C. Ozier and David Goodwin and wife, Georganne Goodwin hereunto set our hands at Nashville, Tennessee, this the 16th day of December 1977

E 4270 8.

IDENTIF. REFERENCE 1

DEC 21 9 01 AM '77

FELIX Z. DYER REGISTER DAVIDSON COUNTY, TENN.

John R. Ozier

Georganne Goodwin

David Goodwin

Mildred C. Ozier

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Ozier and wife, Mildred C. Ozier and David Goodwin and wife, Georganne Goodwin

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 16 day of December, 1977

NOTARY PUBLIC

Commission Expires 8-3-80

_____, Notary Public.

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 ....

....., Notary Public.

Commission expires .....

(over for additional acknowledgements)

DEC 21 77	CONV	30,000.00			
DEC 21 77	MORT'G	24,500.00			
DEC 21 77	S'TAX		B*	78.00	
DEC 21 77	S'TAX		B*	22.50	
DEC 21 77	PR'FEE		B*	.50	
DEC 21 77	W'DEED		B*	8.00	* 109.00

INSTALLMENT DEED

FROM
John R. Ozier, et ux

TO
David Goodwin, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

TOOLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Goodwin, et ux (NAME)	New Owner (NAME)	Map 104-14
~~3901~~ 2810 Woodlawn Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 142
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-3745

THIS INSTRUMENT WAS PREPARED BY

Prepared By:
Tom G. Coleman, Jr.
Attorney at Law
1702 Parkway Towers
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,000.00 Tom G. Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: 8-3-80

(AFFIX SEAL)