This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Billie R. Chapman and wife,
Barbara Ann Chapman

TO

Kearney Cisco, Jr.

For draftsman's use

This instrument prepared by
John Burwell Wilkes, Attorney
Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 5241 PAGE 959

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kearney Cisco, Jr. (NAME)	Kearney Cisco, Jr. (NAME)	119-9-258
2864 Rockwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

E 45541

IDENTIFICATION REFERENCE

(FOR REGISTER'S USE)

JAN 10 2 56 PM '78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 19 78

E. Barnes

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept 29

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of One Hundred Forty Five Thousand and No/100 ------- ----------($145,000.00)---------- DOLLARS

of which $ 25,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his one note of even date herewith in the original principal amount of $120,000.00, payable to the order of Billie R. Chapman and wife, Barbara Ann Chapman in monthly installments as follows: On the 31st day of January, 1978, the sum of $1,000.00, and thereafter a like amount on the same day of each succeeding month, up to and including the 31st day of December, 1978. On the 31st day of January, 1979, the sum of $1,500.00, and thereafter a like amount on the same day of each succeeding month, until paid in full. The unpaid principal bears interest at the rate of 8% per annum, to be computed on the unpaid principal balance from time to time and to become due and payable on each and every payment date, all in accordance with the terms and conditions as set out in said note.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

We, Billie R. Chapman and wife, Barbara Ann Chapman

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Kearney Cisco, Jr.

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being a part of Lots Nos. 9, 10 and 11 and a part of an alley now closed, and a triangular parcel lying south of said alley on the easterly margin of the Nolensville Pike, said lots being a part of the Tanksley Subdivision, of record in Plat Book 547, page 56, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Nolensville Pike, as widened, said point being opposite center line station 501+83.6 (which center line station is South 25° 13' east 240.9 feet from the intersection of the center line of the Nolensville Pike with the center line of Thompson Lane, as widened, said point being in George D. Waller's northerly line; thence North 65° 42' east 77.54 feet to an iron pin; thence south 87° 02' 30" east 23.0 feet to an iron pin; thence North 24° 31' 20" West 47.32 feet to an iron pin; thence north 4° 33' east 74.62 feet to a point in the southerly margin of Thompson Lane as widened; thence westwardly, with said southerly margin and along a 0° 38.192' curve to the left 23.83 feet to a point, the point of tangency; thence continuing with said southerly margin of Thompson Lane, North 88° 53' west 20.2 feet to a point at the beginning of a curve (whose included angle is 22° 07' and radius is 118.0 feet); thence with said curve westwardly and southwardly 45.55 feet to a point, the beginning of a second curve (whose included angle is 72° 06' and radius is 43.0 feet); thence with said curve westwardly and southwardly 54.11 feet to a point, the beginning of a third curve (whose included angle is 22° 07' and radius is 118.0 feet); thence with said curve, southwardly and eastwardly 45.55 feet to a point in the easterly margin of Nolensville Pike, as widened; thence with the said margin of Nolensville Pike, South 24° 42' 30" east 60.4 feet to the beginning.

Being the same property conveyed to Billie R. Chapman and wife, Barbara Ann Chapman, by deed from Ratterman's American Service Center Company, of record in Book 4037, page 423, Register's Office for Davidson County, Tennessee.

This is improved property located at _____ Nolensville Road - Nashville, Tenn.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, 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, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, 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 grantors herein do hereby transfer and convey unto John Burwell Wilkes 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 grantees 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, 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 interest 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 grantees, 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 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 advise 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 the grantees herein, their heirs, 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the 5th day of January 19 78.

Kearney Cisco, Jr.

Billie R. Chapman

Barbara Ann Chapman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie R. Chapman and wife, Barbara Ann Chapman and Kearney Cisco, Jr. 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 5th day of January, 19 78.

John Burwell Wilkes Notary Public.

Commission expires Oct. 18, 1981.

JOHN BURWELL WILKES NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am 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 .

JAN 10 78 CONV 90,000.00
JAN 10 78 CONV 55,000.00
JAN 10 78 MORT'G 90,000.00
JAN 10 78 MORT'G 70,000.00
JAN 10 78 S'TAX B* 377.00
JAN 10 78 S'TAX B* 118.00
JAN 10 78 S'TAX B* .50
JAN 10 78 S'TAX B* 1.00
JAN 10 78 S'TAX B* 1.00

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires .