INSTALLMENT DEED

For and in Consideration of the sum of $2,500.00

Two Thousand Five Hundred and - - - - - - -00/100 ($2,500.00) Dollars,

of which Two Hundred Fifty and - - - - - - - -00/100 ($250.00) Dollars,

has been paid in cash by Jesse S. Taylor

the receipt of which is hereby acknowledged, and for the remainder of $2,250.00

Two Thousand Two Hundred Fifty and 00/100 ($2,250.00) Dollars,

the said Jesse S. Taylor has

executed an Installment Deed Note of even date herewith in the principal sum of Two Thousand Two Hundred Fifty and 00/100 ($2,250.00) Dollars payable to Four Star Realty Investment Company in monthly installments as follows: Beginning on the 1 day of April 1978 the sum of Fifty and 00 /100 ($50.00) Dollars, and a like amount on the 1st day of each succeeding month until the amount of both principal and interest are paid in full. Said installments include interest at the rate of 9% per annum.

all of said notes bearing ~~six~~ 9 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, Four Star Realty Investment Company

have this day bargained and sold, and do hereby transfer and convey unto the said Jesse S. Taylor, his heirs and assigns, all of it's right, title and interest in the following described land certain real estate in Davidson County, Tennessee, as follows:

Reserved Parcel "A" in Murray Heights Subdivision of record in Book 2663, Page 37, Register's Office for said County and described as follows:

Said Reserved Parcel "A" fronts 66 feet on the westerly side of Melmack Drive and extends back between lines, 316.9 feet on the northerly line and 287.9 feet on the southerly line to a line in the rear on which it measures 81.7 6 feet. (see plat for a more detailed and accurate description.

Being part of the property conveyed to Ridgeview Homes, Inc. by deed from B & G Homes, Inc. of record in Book 2703, Page 95, Register's Office for Davidson County, Tennessee, said land having been sold by Chancery Sale, Tax Rule No. A-1209-0771-6700 and having been vested in Four Star Realty Investment Company by a Decree of Part I, Chancery Court for Davidson County, Tennessee, said Decree being of record in Book 5256, Page 221, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, know as Parcel 69, Map 148-6 Melmack Dr. Nashville, Tenn
(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 Jesse S. Taylor, his Grantor heirs and assigns forever covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., with exception of indebtedness secured by Deed of Trust of record in Book 5208, Page17 8 RODC Grantor further covenant and bind itself, successors ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said , or assigns Jesse S. Taylor, his heirs or assigns against the lawful claims of all persons, but only to the extent of ~~heirs and assigns, against the lawful claims of all persons.~~ refunding purchase money paid if title proves defective

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 me in hand paid, I, the said Jesse S. Taylor

do hereby transfer and convey unto Paul G. Blankenship, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Jesse S. Taylor

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 $N/A (unimproved) 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.

I 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 I 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 I, the said Jesse S. Taylor 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 I 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 I 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. I 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. I 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 Jesse S. Taylor 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 Paul G. Blankenship, 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 Wayne Epperly, President of Four Star Realty Investment Company and Jesse S. Taylor hereunto set our hands at Nashville, Tennessee, this the 1 day of Mar 1978

Wayne Epperly

Jesse S. Taylor

STATE OF TENNESSEE
Davidson 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 _____ Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
DAVIDSON **County.**

Personally appeared before me, GEORGE C. REEL, a Notary Public in and for said County and State, the within named Jesse S. Taylor and Wayne Epperly

the bargainor**S**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn this 1st day of March, 19 78

George C Reel, Notary Public.

Commission Expires May 21, 1981

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 5261 PAGE 672

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared Wayne Epperly, with whom I personally acquainted, and who, upon oath, acknowledged him self to be President of the Four Star Realty Investment Company, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .

....., Notary Public.

Commission expires .....

(over for additional acknowledgements)

MAR 13 78	CONV	*2,500.00			
MAR 13 78	MORT'G	*2,250.00			
MAR 13 78	S'TAX		B*	6.50	
MAR 13 78	S'TAX		B*	.20	
MAR 13 78	PB'FEE		B*	.50	
MAR 13 78	W'DEED		B*	8.00	* 15.20

E 54428

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

MAR 13 12 40 PM '78

FEE $ ..... REGISTER
DAVIDSON COUNTY, TENN.

TORLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse S. Taylor (NAME)	Jesse S. Taylor (NAME)	Map 148-6
5203 Greenleaf Drive (STREET ADDRESS OR ROUTE NUMBER)	5203 Greenleaf Drive (STREET ADDRESS)	Parcel 69
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

John T. Blankenship
Attorney-at-Law
3311 Gallatin Road
Nashville, Tenn. 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 2,500.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 1978.

E. Barnes
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.

(AFFIX SEAL)