INSTALLMENT DEED

For and in Consideration of the sum of ($23,124.60)

Twenty Three Thousand One Hundred Twenty Four and - - -60/100 Dollars,

of which Three Thousand One Hundred Twenty Four and 60/100 Dollars,

has been paid in cash by Malcolm F. Sadler

the receipt of which is hereby acknowledged, and for the remainder of $20,000.00

Twenty Thousand and - - - - - - - - - - - - - - - 00/100 ($20,000.00) Dollars,

the said Malcolm F. Sadler has

executed an Installment Deed Note of even date herewith in the principal amount of $20,000.00 payable to Joe H. Corley in 120 monthly installments as follows: Beginning on the 1st day of April, 1978 the sum of Two Hundred Fifty Six and 07/100 ($256.07) 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. The said monthly installments include interest at the rate of 9¼% interest per annum

all of said notes bearing ~~six~~ 9¼ 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, we, Joe H. Corley and wife, Patty Jean Corley

have this day bargained and sold, and do hereby transfer and convey unto the said Malcolm F. Sadler his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the corrected plan of E. J. Childers' Subdivision of the J. H. Ambrose Tract, as of record in Book 332, page 134, Register's Office for said County, described as follows: Beginning on the westerly margin of the Gallatin Pike, at the southeast corner of the property conveyed to J. J. Preston by deed from H. A. Carrier, Trustee, of record in Book 1315, page 155, said Register's Office, said point being 100 feet south of the southerly margin of Elvira Avenue; thence with said Pike southwardly 50 feet to the northeast corner of the property conveyed to G. L. Campbell and wife, by deed from Bransford Realty Company, of record in Book 1108, page 40, said Register's Office; thence with said Campbell's northerly line westwardly 142-½ feet, more or less, to the easterly line of Lot No. 4; thence with said line northwardly 45 feet to the southwest corner of said Preston Property; thence with the southerly line of same eastwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to Joe H. Corley by warranty deed from Robert Cowan, Trustee, of record in Book 5030, page 550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easement for sanitary sewers and/or storm drainage granted to Metropolitan Government by Robert H. Cowan, Trustee as set out in instrument of record in Book 4275, page 318, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, know as 3109, 3111, 3113 Gallatin Rd. 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 Malcolm F. Sadler

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 our heirs and representatives, to warrant and forever defend the title to said real estate to said Malcolm F. Sadler his 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 me in hand paid, I, the said Malcolm F. Sadler

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.

Ik, the said Malcolm F. Sadler

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 $ 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 Malcolm F. Sadler 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. 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 Malcolm F. Sadler 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 Joe H. Corley and wife Patty Jean Corley and Malcolm F. Sadler hereunto set our hands at Nashville, Tennessee, this the 6th day of April 1978

Joe H. Corley

Patty Jean Corley

Malcolm F. Sadler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Joe H. Corley and wife, Patty Jean Corley and Malcolm F. Sadler

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 6th day of April, 1978

Paul G. Blankenship, Notary Public

Commission Expires August 6, 1980

PAUL G. BLANKENSHIP NOTARY PUBLIC DAVIDSON COUNTY

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 5271 PAGE 148

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)

APR 10 78	CONV	23,124.60			
APR 10 78	MORT'G	20,000.00			
APR 10 78	S'TAX		B*	60.00	
APR 10 78	S'TAX		B*	18.00	
APR 10 78	PR'FEE		B*	.50	
APR 10 78	W'DEED		B*	8.00	* 86.56

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

E 5 8 7 7 2

IDENTIF. REFERENCE

APR 10 9 02 AM '78

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

TOLLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm F. Sadler (NAME)	Malcolm F. Sadler (NAME)	Map 72-6
1415 Pennock Ave. (STREET ADDRESS OR ROUTE NUMBER)	1415 Pennock Ave. (STREET ADDRESS)	Parcel 141
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	

Mail

THIS INSTRUMENT WAS PREPARED BY

John T. Blankenship
Attorney-at-Law
Nashville, Tennessee
37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 23,124.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF April, 19 78

Notary Public

MY COMMISSION EXPIRES: August 8, 1980

(AFFIX SEAL)