ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 5271 PAGE 869	MAP-PARCEL NUMBERS:
Glenn F. Nabors (NAME)	Same (NAME)	Map 34-7
317 Twin Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 34 Jo
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Ninety Thousand and 00/100---------- ---------- ($90,000.00)---------- DOLLARS

of which $40,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed a note of even date herewith in the original principal sum of Fifty Thousand and 00/100 ($50,000.00) Dollars, payable, together with interest at an annual percentage rate of 8 1/2%, on or before December 1, 1987. Said interest is payable annually beginning December 1, 1978 and thereafter until said note is paid in full,

THIS INSTRUMENT PREPARED BY
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

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.

A. J. Coleman and wife, Edith Coleman,

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

Glenn F. Nabors and wife, Nancy A. Nabors,

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

A tract of land in the Tenth Civil District of Davidson County, Tennessee being a part of the A. J. Coleman Shepherd Hills Tract containing 43.47 acres, more or less, more particularly described by S. M. Morrison & Son, engineers, in a description attached hereto and made as much a part of this instrument as if copied herein. Said description shall be recorded simultaneously with this conveyance.

Being a portion of the property vested in A. J. Coleman by deed from George P. Howell, et al, of record in Book 2041, page 117, Register's Office, Davidson County, Tennessee.

This is improved ( )
unimproved (X) property known as_____
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

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 convenant 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 grantees herein do hereby transfer and convey unto John P. Brown, 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 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 $ full value until the notes herein secured are fully paid, and to have the loss, if any, paid 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:

5271 PAGE

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 31st day of December 19 77.

Glenn F. Nabors — A. J. Coleman

Nancy A. Nabors — Edith Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of December, 19 77

My commission expires 11-5-80 (Affix Seal) Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John P. Brown, Jr., a Notary Public in and for said County and State, the within named A. J. Coleman and wife, Edith Coleman and Glenn F. Nabors and wife, Nancy A. Nabors, 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 this 31st day of December, 19 77

Commission Expires 11-5-80 Notary Public

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 _____

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

Commission Expires _____ Notary Public

APR 11 78	CONV	90,000.00		
APR 11 78	MORT'G	50,000.00		
APR 11 78	S'TAX		B*	234.00
APR 11 78	S'TAX		B*	48.00
APR 11 78	PR'FEE		B*	.50
APR 11 78	W'DEED		B*	6.00 * 288.50

This instrument was prepared by:

John P. Brown, Jr., Attorney at Law, 3716 Hillsboro Road, Nashville, TN 37215

Name Address

INSTALLMENT DEED

FROM A. J. Coleman and wife, Edith Coleman

TO Glenn F. Nabors and wife, Nancy A. Nabors

E 5907

IDENTIF. REFERENCE

APR 11 11 09 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO. 1005—HESSEY 8-1-75

S. M. MORRISON & SON, ENGINEERS
2121 June Drive
NASHVILLE, TENNESSEE 37214
883-6441 824-6321

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A. J. COLEMAN TRACT

A tract of land in the Tenth Civil District of Davidson County, Tennessee it being a part of the A. J. Coleman Shepherd Hills tract and described as follows:

Beginning at a point on the northerly right-of-way of the L & N Railroad said point being S67°32'E 268 feet from the Southwest corner of the A. J. Coleman Shepherd Hills tract, Thence N2°33'W 124 feet to a point on the westerly margin of Shepherd Hills Drive; Thence N4°00'W crossing Shepherd Hills Drive 68.5 feet to a point; Thence N11°56'W 256 feet to a point; Thence N39°15'W 138.2 feet to a point; Thence N43°02'W 358.5 feet to the Southeast corner of lot number 55; Thence N35°46'W 143.9 feet to the common corner of Lots number 55 and 54; Thence N56°05'W 125 feet to the common corner of Lots number 54 and 53; Thence N76°24'W 134.7 feet to the common corner of Lots number 53 and 52; Thence N59°13'W along the east boundary of Lots number 52 and 51 304.4 feet to the common corner of Lots number 51 and 50; Thence N44°10'E with the South boundary of Lot number 50 150.5 feet to a point on the westerly margin of Spring Branch Drive; Thence northerly with said margin 23 feet to a point; Thence N44°25'E 50 feet to a point on the easterly margin of said Spring Branch drive; Thence northerly with the margin of said Drive 68 feet to a point it being the Southwest corner of Lot number 17; Thence N39°53'E 208.7 feet to the common corner of Lots number 17 and 18; Thence N56°58'E 165.3 feet to the common corner of Lots number 18 and 19; Thence N28°15'E with the South boundary of Lots number 19 and 20 200.6 feet to the common corner of Lots number 20 and 117; Thence N26°51'E with the South boundary of Lots number 117 and 116 268 feet to the common corner of Lots number 116 and 115; Thence N19°44'E 216.7 feet to the common corner of Lots number 115 and 114; Thence S70°52'W 251.8 feet to a point on the center of a proposed street; Thence S17°08'W with the center of said street 51 feet to a point; Thence S70°52'E 164.4 feet to the common corner of Lots number 110 and 109; Thence S22°59'E with the West boundary of lots number 109 and 108 337.9 feet to the common corner of lots number 108 and 107; Thence S44°59'E with the West boundary of lots number 107 and 106 255 feet to the common corner of Lots number 106 and 105; Thence S46°06'E with the West boundary of Lots number 105, 104, 103 and beyond 724.5 feet to a point; Thence S37°31'W 1248 feet more or less to the point of beginning containing 43.47 acres more or less.