ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO BOOK 5272 PAGE 258	MAP-PARCEL NUMBERS:
Michael W. Mann (NAME)	Same (NAME)	
6011 Robertson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville (CITY) 37209 (P. O. ZONE) Tennessee (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of One Hundred Twenty Thousand Two Hundred Ten and 00/100 (120,210.00)---------- DOLLARS of which $1,000.00 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 promissory note of even date herewith, payable to the order of Grantor on or before thirty-six (36) months from date, with interest at the rate of 9 per cent per annum, payable monthly, beginning on the 1st day of May, 1978, and on the like day of each succeeding month, until said note has been paid in full;

CO 120,210.00	MO 119,210.00
WD 10.00	MS
TD	ST 312.52
CC	ST 117.30
MR	PF 50
UCC	TOTAL 440.22

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.

I, FANNIE J. FRANCIS, a widow,

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

MICHAEL W. MANN, unmarried,

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

Nine (9) Parcels of real estate located in said County as described on Addendum A hereto.

Partial lien release as to any tract will be given upon prepayment of principal valuation thereof.

This is improved ( )
unimproved ( ) 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 O. B. Hofstetter, 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 $ insurable/value 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 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 outcery, 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:

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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 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 22nd day of March 19 78.

Fannie J Francis

Michael W. Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 120,210.00

Fannie J Francis
Affiant

Subscribed and sworn to before me, this the 22nd day of March 19 78

J. H. Watts, Jr.
Notary Public

My commission expires 4-17-78
(Affix Seal)

J. H. WATTS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, J. H. Watts, Jr. a Notary Public in and for said County and State, the within named Fannie J. Francis and Michael W. Mann, the bargainor, 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, TN this 22nd day of March 19 78.

Commission Expires 4-17-78

J. H. Watts, Jr.
Notary Public.

J. H. WATTS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

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 in _____, this _____ day of _____ 19_____.

_____
Notary Public

Commission Expires _____

Mail

This instrument was prepared by:

O. B. Hofstetter, Jr., Attorney — Home Federal Tower, 8th Floor, Nashville, TN 37219

Name — Address

INSTALLMENT DEED

FROM FANNIE J. FRANCIS

TO MICHAEL W. MANN

E. 5. 9 2. 6. 9

IDENTIF. REFERENCE

APR 12 9 33 AM '78

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO. 1005—HERSEY 8.1.75

ADDENDUM "A"

Tract I: (Valuation: $14,210.00)

Being Lot No. 32 on the map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for Davidson County, TN. Said Lot No. 32 fronts 50 feet on the southerly side of O'Brien, formerly Grundy, Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis by deed from Roy B. Welch and wife, Frances Lanell Welch of record in Book 2498, page 63, Register's Office for Davidson County, Tennessee; the said C. E. Francis having since died. Field Bk. No. 8DA-37495; Map & Parcel No. 91-13-289.

Tract II: (Valuation: $15,000.00)

Being Lot No. 212 of Block 1, on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, TN.
Said Lot No. 212 fronts 61 feet on the southerly side of Dakota Avenue and runs back between parallel lines, with the easterly margin of 44th Avenue, North, formerly Third Street, 150 feet to an alley.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis by deed from Lawrence R. Wiggs and wife, Frances Smith Wiggs of record in Book 2549, page 505, said Register's Office; the said C. E. Francis having since died.
Field Bk. No. 25-W-1420; Map & Parcel No. 91-16-282-1.

Tract III: (Valuation: $12,000.00)

Being Lot No. 5 of Block "C" on the Plan of Croleywood, Section 2, as of record in Book 1130, page 100, Register's Office for Davidson County, TN.
Said Lot No. 5 fronts 60 feet on the northerly side of Alamo Place and runs back 151.9 feet on the westerly line and 151.6 feet on the easterly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis by deed from Reginald T. Darrow and wife, Dorothy G. Darrow of record in Book 2923, page 515, said Register's Office; the said C. E. Francis having since died.
Field Bk. No. 8DA-29695; Map & Parcel No. 91-9-198.

Tract IV: (Valuation: $10,000.00)

Being Lot No. 90 on the Plan of Urbandale, Section 1, as of record in Book 1835, page 45, Register's Office for Davidson County, TN, described as follows:
Beginning on the westerly margin of Hite Street at the corner of lots Nos. 89 and 90; thence with the line between said two lots westwardly 96 feet to the corner of Lots Nos. 89, 90 and 91; thence with the line between lots Nos. 90 and 91 northwardly 74.9 feet to the southerly margin of Rome Avenue; thence with the said Avenue eastwardly 76 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 31.42 feet to the westerly margin of Hite Street; thence with said Street southwardly 54.9 feet to the beginning.

Tract IV (Continued)

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis by deed from James A. Lynn and wife, Eva W. Lynn of record in Book 2540, page 485, Register's Office for Davidson County, TN; the said C. E. Francis having since died.
Field Bk. No. 12W-8286; Map & Parcel No. 91-10-69.

Tract V: (Valuation: $12,000.00)

Being Lot No. 10 of Block "I" on the Map of the First Section of Croleywood Subdivision as of record in Book 1130, page 65, Register's Office for Davidson County, TN.
Said Lot No. 10 fronts 60 feet on the easterly side of East Bend Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis by deed from Mildred Caruthers of record in Book 2638, page 539, said Register's Office; the said C. E. Francis having since died.
Field Bk. No. 8DA-38895; Map & Parcel No. 91-13-243.

Tract VI: (Valuation: $20,000.00)

Being Lot No. 46 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, page 60, Register's Office for Davidson County, TN.
Said Lot No. 46 fronts 140.4 feet on the northerly side of Westboro Drive, as measured around a slight curve, and runs back 231.3 feet on the westerly line and 270.4 feet on the easterly line, to a dead line, measuring 93.3 feet thereon.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis by deed from Alyce Jane Slaughter Greer of record in Book 2998, page 171, Register's Office for said County; the said C. E. Francis having since died.
Field Bk. No. 8DA-29905; Map & Parcel No. 90-12-218.

Tract VII: (Valuation: $9,500.00)

Being the westerly one-half of Lot No. 12 on the Map of Bush Spain's Subdivision of part of the Zack Stull Land, as of record in Book 161, page 129, Register's Office for Davidson County, TN.
Said part of Lot No. 12 fronts 50 feet on the northerly side of Spain Avenue, and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis by deed from G. Barry Oakley and wife, Fay L. Oakley of record in Book 2030, page 503, Register's Office for said County; the said C. E. Francis having since died.
Field Bk. No. 15DA-4190; Map & Parcel No. 72-9-138.

Tract VIII: (Valuation: $15,000.00)

Being Lots Nos. 901 and 903 of Block 124 Plan No. 1 West Nashville as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, TN.
Said Lots Nos. 901 and 903 adjoin and front together 85 feet on the northerly side of Georgia Avenue and run back between parallel lines along the westerly margin of 50th Avenue, North 150 feet to an alley in the rear, now closed by Bill No. 71-53, Metro Council.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis by deed from William Riley Sharpe and wife, of record in Book 4413, page 916, Register's Office for said County, and by closing of 50th Avenue North by Bill No. 71-53, Metro Council and recorded in Book 5184, page 868, said Register's Office. The said C. E. Francis having since died.

Map No 91-11-226

Tract IX (Valuation: $12,500.00)

Beginning on the westerly margin of Northview Avenue at a point 200 feet northerly from the northerly margin of Cahal Avenue; thence northwardly with Northview Avenue, 73-1/2 feet to the southerly margin of Lot No. 1 on the map of Coggin's First Addition, as of record in Book 421, page 33, Register's Office for Davidson County, TN; thence westwardly with same, 154-3/4 feet thence southwardly, parallel with Northview Avenue, 73-1/2 feet; thence eastwardly parallel with Cahal Avenue, 154-3/4 feet to the beginning.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis by deed from William O. Lee, Substitute Trustee of record in Book 4534, page 856, Register's Office for said County; the said C. E. Francis having since died.
Field Bk. No. 15DA-30370; Map & Parcel No. 72-14-250.