INSTALLMENT DEED

For and in Consideration of the sum of Nineteen Thousand Nine Hundred and No/100 ($19,900.00) Dollars, of which Two Thousand Dollars ($2,000.00) Dollars, has been paid in cash by Richard L. Rider and wife, Mary M. Rider, the receipt of which is hereby acknowledged, and for the remainder Seventeen Thousand Nine Hundred and No/100 ($17,900.00) Dollars, the said Richard L. Rider and wife, Mary M. Rider have one Promissory Note of even date herewith in the principal sum of $17,900.00, payable to the order of Frank E. Wade in 180 monthly installments of $ 186.92 each, which includes both principal and interest from date at the rate of 9-1/2% per annum, the first installment falling due on the 1st day of June, 1978 and the other monthly installments payable monthly thereafter until the principal and interest have been paid in full.

all of said notes bearing ~~six~~ nine and one-half 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, Frank E. Wade and wife, Mary E. Wade,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard L. Rider and wife, Mary M. Rider, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Map of Re-Subdivision of Lots 50, 51 and 52, of Electric Car Company Subdivision Plan, of record in Book 5190, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 is described as follows, to-wit:

Beginning at a concrete monument at the intersection of South 18th Street and an alley which lies 150 feet north of Electric Street, thence with the southerly margin of said alley south 88° 10' east 80 feet to an iron pin; thence south 01° 50' west 75 feet to an iron pin, being the common corner of Lots Nos. 1 and 2; thence easterly with the common line between Lots Nos. 1 and 2 100 feet to an iron pin in the easterly margin of South 18th Street; thence north 01° 50' east 55 feet with the easterly margin of said Street, 55 feet to an iron pin; thence northeasterly 31.42 feet around the intersection curve, to the point of beginning.

Being part of the same property conveyed to Frank E. Wade by deed from Henry A. Bell and Marguerite Bell Garland, of record in Book 5176, Page 629, Register's Office for Davidson County, Tennessee; and part of the same property conveyed to Frank E. Wade by deed from James Franklin Telford, and wife, Johnnie L. Telford, of record in Book 4913, Page 699, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, know as 707 South 18th Street, Nashville, Tn. 37206
(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 Richard L. Rider and wife, Mary M. Rider, 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 said real estate to said Richard L. Rider and wife, Mary M. Rider, 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 Richard L. Rider and wife, Mary M. Rider,

do hereby transfer and convey unto Lucien Dale, 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 Grantors,

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 $19,900.00 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.

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 Grantors 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 trust 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 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 Grantors, their 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 Lucien Dale, 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 Frank E. Wade and wife, Mary E. Wade and Richard L. Rider and wife, Mary M. Rider hereunto set our hands at Nashville, Tennessee, this the 11th day of April 19 78

Frank E. Wade
Frank E. Wade

Mary E. Wade
Mary E. Wade

Richard L. Rider
Richard L. Rider

Mary M. Rider
Mary M. Rider

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lucien Dale, a Notary Public in and for said County and State, the within named Frank E. Wade and wife, Mary E. Wade and Richard L. Rider and wife, Mary M. Rider,

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 Tennessee, this 11th day of April, 19 78

Lucien Dale, Notary Public.

Commission Expires 4/14/79

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 5276 PAGE 271

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 21 78	CONV	19,900.00			
APR 21 78	MORT'G	17,900.00			
APR 21 78	S'TAX		B*	51.74	
APR 21 78	S'TAX		B*	15.90	
APR 21 78	PR'FEE		B*	.50	
APR 21 78	W'DEED		B*	8.00	* 76.14

INSTALLMENT DEED

FROM FRANK E. WADE, ET UX

TO RICHARD L. RIDER, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

E 6 1 1 4 0

IDENTIF. REFERENCE

APR 21 1 27 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Rider, et ux (NAME)	Same (NAME)	To be assigned
South 18th Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
LUCIEN DALE, ATTORNEY
14th Floor
Nashville City Bank Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 19,900.00 Richard L. Rider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 1978

Notary Public

MY COMMISSION EXPIRES: 4/14/79

(AFFIX SEAL)