Prepared by:
John R. Parker
Attorney at Law
Suite 105, Stahlman Bldg.
Nashville, Tenn. 37201

INSTALLMENT DEED

BOOK 5280 PAGE 896

New Owner:
Alan D. Revelette et ux
Lot No. 1
Regent Drive
Brentwood, Tenn. 37027

Send tax bills to:
Security Federal Savings & Loan Association
500 Union Street
Nashville, Tennessee 37219

Map 148-3
Parcel 136

Home Federal Savings & Loan Association
230 Fourth Ave. N.
Nashville, Tennessee 37219

Map 91-5
Parcel 46

For and in consideration of the sum of Seventy Thousand and no/100ths ($70,000.00) Dollars of which sum Ten Thousand and no/100ths ($10,000.00) Dollars, has been paid in cash and for the remaining Sixty Thousand ($60,000.00) Dollars, the hereinafter named Grantee has executed his one promissory note of even date herewith payable to Par-King Investment Company as therein specified and providing for the payment of attorneys fees and to secure the payment of said note, principal, interest and attorneys fees, and in addition to the payment of principal and interest as specified in said note, Grantee agrees to pay a sum equal to one-twelfth of the yearly taxes and assessments which may be levied against the property plus one-twelfth of the yearly premium installment for fire and other hazard insurance covering the property. No earnings or interest shall be paid by Grantors to Grantee on these funds and Grantors shall have the right to hold the funds in any manner they may see fit and comingle the funds with other monies of Grantor, and to secure said payments a lien is hereby expressly retained on the herein described property.

Par-King Investment Company, a partnership composed of John R. Parker and Danny F. King, has this day bargained and sold and do hereby transfer and convey unto Alan D. Revelette and wife Candace M. Revelette herein called Grantee, their heirs and assigns, the following described real estate in Nashville, Davidson County, Tennessee.

Tract I.

Land in Davidson County, Tennessee, being Lot No. 1024 as shown on the Plan of Cherokee Hills Section 10, of record in Book 4660, page 27, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 1024 fronts 96.63 feet on the southerly side of Antioch Pike and 115.4 feet on the easterly side of Spann Court and measures 38.85 feet around a curve at the southeasterly corner of the intersection of Antioch Pike and Spann Court; it measures 115.95 feet on its southerly line and 104.75 feet on its easterly line.

Being the same property conveyed to Par-King Investment Company by deed from Commerce Union Bank of record in Book 5252, page 540, Register's Office for Davidson County, Tennessee.

Tract II.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot 7, B. F. Cockrill Farms, as of record in Book 4885, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Par-King Investment Company by deed from W. S. Kelly and A. K. Butner, Jr. of record in Book 5095, page 311, Register's Office for Davidson County, Tennessee.

MAY-3[illegible] CONV 70,000.00
MAY-3[illegible] MORT'G 60,000.00
MAY-3[illegible] S'TAX B* 132.00
MAY-3[illegible] S'TAX B* 58.00
MAY-3[illegible] PR'FEE B* .50
MAY-3[illegible] W'DEED B* 3.00 * 248.50

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. Grantor covenants 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, except as stated herein.

Grantor further covenants and bind itself, its successors and assigns to warrant and forever defend the title to the said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Grantor covenants and agrees that as long as Grantee makes the regular monthly payments to Grantor when due, as specified in the above mentioned note executed by Grantee and payable to Grantor, Grantor will pay to Security Federal Savings and Loan Association the regular monthly payments on the mortgage indebtedness secured by the deed of trust of record in Book , page , Register's Office for Davidson County, Tennessee, as to Tract I herein, and the mortgage indebtedness to Home Federal Savings and Loan Association secured by the deed of trust of record in Book 5095, page 313, Register's Office for Davidson County, Tennessee, as to Tract II herein. Grantor reserves the right to negotiate with the holders of either or both of the above mentioned mortgage indebtedness at any time for the partial or full prepayment of said indebtednesses under any conditions and without the approval or consent of the Grantee.

AND NOW, for the purpose of better and more effectually securing the payment of said lien note and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said note, as it matures, as hereinafter provided, and for the consideration of one dollar, to me in hand paid, the said Grantee [redacted] hereby transfers and conveys unto William L. Rosenberg, Trustee, his successors and assigns, the real estate hereinbefore described, with the apputenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. The said Grantee does 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 $60,000.00 until the note herein secured is fully paid, and to have the loss, if any, made payable on the policy or policies to said Grantor, as its interest may appear. Grantee further agrees 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 he fails to do either, then the said Trustee, or the lawful owner and holder of said note 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 the said Grantee shall pay the note aforesaid when due, according to its 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 he fails to pay said note or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; he fails to reimburse the Trustee or lawful owner and holder of said note for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said note, 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 note then past due and unpaid, all remaining unpaid portion of said note 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. Grantee agrees that the Trustee, may at any time, after default in the payment

of said note, 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 the Grantee herein, his 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 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 Grantee, have hereunto set our hands this the 1st day of May, 1978.

PAR-KING Investment Company

By: John K. Parker

By: Leonard F. King

Allan D. Lovelette

Candace M. Lovelette

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny F. King the bargainor, 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, Tennessee this 17 day of May, 1978.

Betty B. Summers
Notary Public

My Commission Expires:

Aug. 12, 1978

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Parker the bargainor, 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, Tennessee this 17 day of May, 1978.

Betty B. Summers
Notary Public

My Commission Expires:

Aug. 12, 1978

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan Revelette and wife , 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 17 day of May, 1978.

Betty B. Summers
Notary Public

My Commission Expires:

Aug. 12, 1978

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

John R. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF May, 1978

Betty B. Summers
Notary Public

My Commission Expires:

Aug. 12, 1978

IDENTIFICATION REFERENCE
MAY 3 2 52 PM '78
FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TENN.

E6327.9