This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Charles L. Witte and wife,

Patricia A. Witte

TO

Wallace M. Hollingsworth and wife, Dorothy G. Hollingsworth

For draftsman's use

This instrument prepared by
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace M. Hollingsworth, et ux. (NAME)	SAME (NAME)	119-15-60
101 Deer Crest Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	119-15-61
Rt. 3, Franklin, Tn. 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE
MAY 30 2 59 PM '78
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$28,000.00 Wallace M Hollingsworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF May 1978.

Mary B. Cooper
Notary Public

MY COMMISSION EXPIRES: 5/24/80

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E 67989

FOR AND IN CONSIDERATION OF the sum of Twenty eight thousand and no/100 DOLLARS

of which $ 11,063.61 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 assumed a mortgage to First Federal Savings and Loan Association of Nashville, Loan Number 05007089, having an unpaid balance this date of $5,886.39, and have executed a promissory note of even date payable to grantors in the original principal amount of $11,050.00, together with interest and attorney's fees thereon, payment of which note is secured by this installment deed and the terms of which note are included herein by reference as fully as if set forth herein verbatim.

Grantors hereby transfer their escrow account at Fidelity Federal Savings and Loan Association in Nashville to Grantees and Grantee's agree to pay 1978 real estate taxes on the property.

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,

Charles L. Witte and wife, Patricia A. Witte

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Wallace M. Hollingsworth and wife, Dorothy G. Hollingsworth

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

Land in Davidson County, Tennessee, being Lot No. 60 on the Map of Section II, Southlake, as of record in Book 2083, page 84, Registers Office for said County, as follows:
Said Lot No. 60 fronts 70 feet on the east side of Southlake Drive and runs back between lines, 151.3 feet on the north line and 151.4 feet on the south line, to a dead line in the rear on which it measures 70 feet. Being the same property conveyed to Charles L. Witte by deed from James H. Mayberry, Jr. and wife, Phyllis A. Mayberry of record in Book 3896, page 554, Register's Office for Davidson County, Tennessee.

Being part of Lot No. 59 on the Plan of Southlake, Section II, as of record in book 2083, page 84, Register's Office for said County, described as follows:
Beginning at the common corner of Lots Nos. 59 and 60, in the easterly margin of Southlake Drive; thence with the line between said lots, easterly 151.3 feet to a point; thence northwardly with the rear line of Lot No. 59, 30 feet to a point in the southeast corner of the property conveyed to the State of Tennessee, by deed of record in book 3405, page 385, thence with the State property southerly line, south 89° 00' west 125 feet to a point;

(Continued on Exhibit A attached hereto and by reference made a part hereof as fully as if herein copied verbatim.)

This is improved (X) unimproved ( ) property, known as 3108 Southlake Drive, Nashville, Tennessee
(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 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 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 Warren H. Wild, 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 $ 28,000.00 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 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:

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 26th day of May 1978.

Charles L. Witte, Grantor

Wallace M. Hollingsworth, Grantee

Patricia A. Witte, Grantor

Dorothy G. Hollingsworth, Grantee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary B Cooper, a Notary Public in and for said County and State, the within named Charles L. Witte and wife, Patricia A. Witte and Wallace M. Hollingsworth and wife, Dorothy G. Hollingsworth 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 26th day of May, 1978

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MARY B. COOPER

Mary B Cooper, Notary Public.

Commission expires 5/24/80.

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 .....

EXHIBIT A

Continued from page 1:

thence south 40° 44' 30 west 40 feet to the point of beginning.

Being the same property conveyed to Charles L. Witte and wife, Patricia A. Witte, by deed from Herman Clark Dennis and wife, Emily Dennis, as of record in book 4231, page 400, said Register's Office.

MAY 30 78	CONV	28,000.00			
MAY 30 78	MORT'G	11,050.00			
MAY 30 78 S'TAX			B*	72.80	
MAY 30 78 S'TAX			B*	9.00	
MAY 30 78 PR'FEE			B*	.50	
MAY 30 78	W'DEED		B*	6.00	* 88.30