RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This instrument prepared by: T. C. Summers Company, Inc.
480 Craighead St., #201
Nashville, TN 37204

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Louise Oakley Hailey and

Charlotte H. Summers

TO

Summers & Summers, a Tennessee Partnership composed of Thomas C. Summers, Jr. and W. H. Summers.

For draftsman's use

BOOK 5319 PAGE 542

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Summers & Summers (NAME)	Same (NAME)	102-8 60
480 Craighead St. Suite 201 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E80368

IDENTIF. REFERENCE

AUG 2 11 54 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 50,000.00 Thomas C. Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 1978

Verna B. Tinsley
Notary Public

MY COMMISSION EXPIRES: 9/24/80

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ($50,000.00) Fifty Thousand and No/100 DOLLARS

of which $ 2,500.00 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 its installment deed note in the principal sum of($47,500.00), Forty-Seven Thousand Five Hundred and No/100 Dollars, with interest rate at five percent (5%) per annum, in monthly installments of ($900.00), Nine Hundred and No/100 Dollars, payable in two equal parts, one part to Louise Oakley Hailey and one part to Charlotte H. Summers, the first payment to begin February 15, 1979, and all payments thereafter on the fifteenth day of each month until principal and interest are paid in full. Balance due may be paid in full at any time with no pre-payment fee,

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,

We, Louise Oakley Hailey, and Charlotte H. Summers,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Summers & Summers, a Tennessee Partnership composed of Thomas C. Summers, Jr. and W. H. Summers,

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

Land in the Eighth Civil District of Davidson County, Tennessee, being principally a part of and most of Parcel D on the Plan of Horton Heights, Section VII, of record in Book 2133, page 25, Register's Office for said County, and including a part of Parcel B on the Plan of Horton Heights, Section II, of record in Book 1845, page 128, Register's Office for said County, said Parcel B lying to the north, and contiguous to, Parcel D

Beginning at a concrete monument in the northerly margin of Wilhugh Place, said concrete monument being at the westerly end of a curve or return at the northerly corner of the intersection of Wilhugh Place and Hillwood Boulevard, and running 37.6' in a northerly direction around said curve, which has a radius of 25', to a concrete monument in the westerly margin of Hillwood Boulevard; thence in a northerly direction 37.3' along the westerly margin of Hillwood Boulevard to a concrete monument; and continuing along the westerly margin of Hillwood Boulevard 179.4' to a concrete monument; and continuing along the westerly margin of Hillwood Boulevard on a slight curve 125.1' to an iron pin, common corner of Parcels D and B; thence with the line between Parcels D and B Southwesterly 251.84' to an iron pin in the northeasterly margin of a 20' alley; thence southerly along the easterly margin of said alley 69.8' to a point; thence continuing in a southerly direction along the easterly margin of said alley 246.7' to a concrete monument; thence south and easterly 30.4' around a curve, which has a radius of 20.0', to a concrete monument in the northerly margin of Wilhugh Place; thence northeasterly along the northerly margin of Wilhugh Place 96.9 feet to a concrete monument; thence continuing along the northerly margin of Wilhugh Place, 44.3' to a concrete monument, the point of beginning.

Being the same property conveyed to Louise Oakley Hailey and Charlotte H. Summers, by deed from Thomas C. Summers, Trustee, of record in Book 3405, page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions and easements of record in Book 2395, page 575; and in Book 2133, page 25, and in Book 1835, page 128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions and easements of record in Book 2395, page 575; and in Book 2133, page 25; and in Book 1835, page 128, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
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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. 1978 taxes assumed and to be paid by buyer.

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 Vaden Lackey, 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 $ N/A 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 2nd day of August 1978.

SUMMERS & SUMMERS

Louise Oakley Hailey

Thomas C. Summers, Jr. Partner

Charlotte H. Summers

W. H. Summers, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Verna B. Curley, a Notary Public in and for said County and State, the within named Louise Oakley Hailey and Charlotte H. Summers, and Thomas C. Summers, Jr., and W. H. Summers, 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 2nd day of August, 1978.

Verna B. Curley, Notary Public.

Commission expires 9/24/80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AUG-2	CONV	50,000.00	
AUG-2	MORT'G	47,500.00	
AUG-2	S'TAX		B* 130.00
AUG-2	S'TAX		B* 45.50
AUG-2	PR'FEE		B* .50
AUG-2	W'DEED		B* 6.00
			* 182.00

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 .....