INSTALLMENT DEED

For and in Consideration of the sum of Sixty Thousand ($60,000.00) and No/100 Dollars,

of which Five Thousand ($5,000.00) and No/100 Dollars,

has been paid in cash by Robert A. Hanson and wife Katherine M. Hanson

the receipt of which is hereby acknowledged, and for the remainder of Fifty-five Thousand and No/100 ($55,000.00) Dollars,

the said Robert A. Hanson and wife Katherine M. Hanson have assumed and promised to pay the balance in the amount of $31,916.90 on a promissory note dated September 23, 1974, which note is secured by a Deed of Trust from the grantors to T. I. Holman, Jr., Trustee of record in Book 4854, page 520 R.O.D.C. and have executed their joint and several promissory note of even date herewith payable to the order of the grantors in the original principal amount of $23,083.10 in monthly installments of $282.70 for the first installment and thereafter in equal monthly installments of $199.60 including principal and interest at the rate of 8½ per cent per annum.

all of said notes bearing six 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, we Daniel R. Clark and Katherine A. Clark

have this day bargained and sold, and do hereby transfer and convey unto the said Robert A. Hanson and wife Katherine M. Hanson heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Tract No. I: Land in the 1st Metropolitan District of Nashville and Davidson County, Tennessee formerly the 14th Civil District of said County, on the southwesterly side of U.S. Highway 41-A, more particularly described as follows:

Beginning at a sweet gum tree in the north line of Potters Nursery, same being the southwest corner of Tract No. 1 to Glen A. Bauman and wife, and south 80 deg. west 207 feet from Huston Wilson's southwest corner thence with Potters north line south 80 deg. West 180 feet to an iron stake in Potters line; thence leaving Potters line going north 5 deg. west 247 feet to an iron stake; thence north 80 deg. east 180 feet to a Hackberry tree; thence north 75 deg. east 220 feet to an iron stake in the margin of U.S. 41-A Highway; thence with the margin of said highway south 45 deg. east 17 feet to an iron stake, corner of Tract No. 1 in the margin of said Highway; thence with Tract No. 1 as follows: south 75 deg. west 225' more or less, to an iron stake, south 5 deg. east 232 feet to the point of beginning, containing 1.10 acres, more or less, and being Tract No. 2 of the survey by S. H. Hutchison on March 27, 1964.

Tract No. II: Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Being part of the property conveyed to T.D. Bauman and wife, Aline Hiett Bauman, as of record in Book 3317, page 563, Register's Office for said County as surveyed by George W. Watkins of March 18, 1972.

Said parcel begins at an existing iron pin at the southwesterly corner of Parcel 80.2 thence South 79 deg. 30' West 619.5 feet to an existing iron pin; thence North 32 deg. 01' West 356.0 feet to an iron pin; thence North 26 deg. 02' East 224.4 feet to an iron pin; thence South 75 deg. 14' East 340 feet to an existing iron pin; thence South 11 deg. 45' East 119.8 feet to an iron pin; thence North 79 deg. 42' East 334.3 feet to an iron pin; thence South 4 deg. 0' East 247 feet to the point of beginning.

This is unimproved ( ) improved (X) property, known as 6175 (House Number) Clarksville Hgy. (Street) Nashville, Tennessee (P. O. Address: City or Town) (Zip Code)

Being the same property conveyed to Daniel R. Clark and wife, Katherine A. Clark, by deed from Glen A. Bauman and wife Sandra Bauman of record in Book 4854, page 518, Register's Office for Davidson County, Tennessee.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Robert A. Hanson and wife Katherine M. Hanson 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.

further covenant and bind heirs and representatives, to warrant and forever defend the title to said real estate to said Robert A. Hanson and Katherine M. Hanson, 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 in hand paid, , the said Robert A. Hanson and wife Katherine M. Hanson do hereby transfer and convey unto David G. Gray, 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 Robert A. Hanson and wife Katherine M. Hanson 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 $ 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 Robert A. Hanson and wife Katherine M. Hanson 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; 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 Robert A. Hanson and wife Katherine M. Hanson 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 David G. Gray, 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 Daniel R. Clark and wife Katherine A. Clark and Robert A. Hanson and wife Katherine M. Hanson hereunto set our hands at 9th, Tennessee, this the day of August 1978

Daniel R. Clark

Katherine A. Clark

Robert A. Hanson

Katherine M. Hanson

BARBARA M. BRIGGS NOTARY PUBLIC GEORGES COUNTY, MD.

Certified as to legality, signature of Katherine A. Clark ONLY.

Barbara M. Briggs
Barbara M. Briggs
My Commission Expires July 1, 1982

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Annie M. Ivey, a Notary Public in and for said County and State, the within named Robert A. Hanson and wife Katherine M. Hanson and Daniel R. Clark

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 9th day of August, 1978

Annie M. Ivey, Notary Public.

Commission Expires 11-4-78

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Maryland
County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Daniel R. Clark and wife Katherine A. Clark

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 _____ this _____ day of August, 1978

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5322 PAGE 865

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)

AUG-9 78	CONV	60,000.00			
AUG-9 78	MORT'G	23,083.10			
AUG-9 78	S'TAX		B*	156.00	
AUG-9 78	S'TAX		B*	21.10	
AUG-9 78	PR'FEE		B*	.50	
AUG-9 78	W'DEED		B*	8.00	* 185.60

INSTALLMENT DEED

FROM Daniel R. Clark et ux

TO Robert A. Hanson et ux

Attorneys Title Company

Tides Guaranteed

NASHVILLE, TENN.

E 8 1 8 1 9

IDENTIF. REFERENCE

AUG 9 11 10 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs. Robt. A. Hanson (NAME)	First Federal Savings & Loan (NAME)	Map 21
6175 Clarksville Hgy. (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Par 80.2 Ja
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

David G. Gray, Attorney
1133 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 60,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1978.

Notary Public.

MY COMMISSION EXPIRES: 11-4-78

(AFFIX SEAL)