This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM
W. C. Gifford and wife, Sue Gifford

TO
Melvin G. George

For draftsman's use
BOOK 5349 PAGE 935

This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin G. George (NAME)	Same (NAME)	48-84, 155,
905 Green Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	153, & 149
White's Creek, Tenn. 37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E 93983

IDENTIF. REFERENCE

OCT 12 3 08 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 3,900.00 ✓Melvin G. George
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-4-80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Three Thousand, Nine Hundred and No/100 ($3,900.00) **DOLLARS**

of which $ 975.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his note of even date payable to Grantors in the principal amount of $2,925.00, payable in equal quarterly installments of $188.45 per quarter for a total of twenty (20) quarters, including interest at the rate of 9½% per annum; said quarterly installments to begin on the 9 day of JAN., 1979

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, W. C. Gifford and wife, Sue Gifford,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Melvin G. George

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

(See attached Exhibit "A" for complete description)

OCT 12 78	CONV	*3,900.00			
OCT 12 78	MORT'G	*2,925.00			
OCT 12 78	S'TAX		B*	10.14	
OCT 12 78	S'TAX		B*	.90	
OCT 12 78	S'TAX		B*	.50	
OCT 12 78	PR'FEE		B*	6.00	* 17.54
OCT 12 78	W'DEED				

unimproved ( )
This is improved ( ) property, known as ---------- (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 Hunter Short 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 $ insurable amt 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 directly and before the same become delinquent when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or some 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 9th day of October 19 78.

W C Gifford

Sue Gifford

Melvin G. George

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 W. C. Gifford, Sue Gifford and Melvin G. George

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 October, 19 78.

Teresa Mitchell, Notary Public

Commission expires 2-4-80

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"

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DESCRIPTION

Land in the 14th Civil District of Davidson County, Tennessee, designated as Tract 2 of the W. C. Gifford property, described according to a survey dated August 18, 1978, by Ray G. Cole, as follows:

Beginning at a point in the approximate center of Dry Fork Road at the common corner of Tracts 1 and 2; thence leaving said point, South 37° 20' West 128.79 feet to an iron pin; thence South 72° 31' West 244.73 feet to an iron pin; thence South 36° 16' West 145.48 feet to an iron pin; thence South 62° 10' East 899.97 feet to an iron post; thence South 80° 40' West 705.83 feet to a stake; thence North 76° 15' West 372.90 feet to a large beech; thence North 53° 30' West 12.00 feet to a stake; thence North 25° 17' East 516.43 feet to an iron pin; thence North 36° 16' East 170.00 feet to an iron pin; thence North 72° 31' East 260.00 feet to an iron pin; thence North 37° 20' East 99.15 feet to an iron pin in the center of Dry Fork Road; thence South 54° 46' East 50 feet to the point of beginning.

This conveyance is subject to a right-of-way easement for ingress and egress to Tract 1 as shown on said survey of Ray G. Cole, dated August 18, 1978; said right-of-way easement is on a 50 foot strip lying along the westerly margin of Tract 1 as shown on said survey; said right-of-way easement shall be used and maintained jointly by the Grantees, their successors and assigns, and the owners of Tract 1.

Being part of the property conveyed to C. F. Smith and wife, Margie T. Smith, and W. C. Gifford and wife, Lila Mae Gifford, by deed from Tom Webb and wife, Gene M. Webb, of record in Book 3284, page 239, Register's Office for Davidson County, Tennessee. The said C. F. Smith and wife, Margie T. Smith, having since conveyed part of the property to William Gifford of record in Book 3407, page 98, said Register's Office. The said Lila Mae Gifford having since died.