This instrument prepared by: COPAS & HAMILTON, Attys., 129 Cherry St.,Lebanon, Tn 37087

INSTALLMENT DEED

BOOK 5351 PAGE 162

For and in Consideration of the sum of Twelve Thousand Three Hundred and 00/100 ($12,300.00) ---------- Dollars, of which Three Thousand and 00/100 ($3,000.00) Dollars, has been paid in cash by the grantee, Angela Faith Wilson, the receipt of which is hereby acknowledged, and for the remainder Nine Thousand Three Hundred and 00/100 ($9,300.00) ---------- Dollars, the said Grantee has executed her one installment note of even date in the principal sum of $9,300.00 with interest at the rate of 9½% per annum, payable to the order of Robert B. Walls, Jr. and Lorene Walls, in 120 monthly installments of $120.34, the first payment due one month from date, with each payment including both principal and interest at the aforementioned rate, and subject to the provisions, extensions and renewals as contained in said note,

~~xx if said notes bearing xx 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, Robert B. Walls, Jr. and wife, Lorene Walls,

have this day bargained and sold, and do hereby transfer and convey unto the said Angela Faith Wilson, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 81 on the Map of Joywood, as of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee. Said Lot No. 81 fronts 50 feet on the northerly side of Edwin (Edwards) Avenue and runs back between parallel lines 175 feet to a dead line.

BEING part of the same property conveyed to Robert B. Walls, Jr. and wife, Lorene Walls, by deed from Lois Patterson and husband, Robert C. Patterson, of record in Book 2016, Page 415, Register's Office for Davidson County.

This property is subject to restrictive covenants of record in Book 1066, Page 101, and Book 1086, Page 208, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 427 Edwin Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Angela Faith Wilson, her 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, unless otherwise provided herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Angela Faith Wilson, her 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 me in hand paid, I, the said Angela Faith Wilson

do hereby transfer and convey unto Gary D. Copas, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Angela Faith Wilson 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 $fair insurable value 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.

I 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 I 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 I, the said Angela Faith Wilson 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 I 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; I 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. I 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. 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, with the said proceeds subject first to the payment of any prior liens.

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 Angela Faith Wilson, her 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 Gary D. Copas, 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 Robert B. Walls, Jr. and wife, Lorene Walls and Angela Faith Wilson hereunto set our hands at Nashville, Tennessee, this the 3rd day of ~~September~~ October 1978

Angela Faith Wilson

Robert B. Walls Jr.

Lorene Walls

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Walls, Jr. and wife, Lorene Walls, and Angela Faith Wilson,

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 3rd day of ~~September~~ Oct., 1978

Clifton Hall, Notary Public

Commission Expires July 14, 1982

CLIFTON HALL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF _____

County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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)

OCT 16 78	CONV	12,300.00			
OCT 16 78	MORT'G	*9,300.00			
OCT 16 78	S'TAX		B*	31.98	
OCT 16 78	S'TAX		B*	7.30	
OCT 16 78	PR'FEE		B*	.50	
OCT 16 78	W'DEED		B*	8.00	* 47.78

INSTALLMENT DEED

FROM
ROBERT B. WALLS, JR. ET UX

TO
ANGELA FAITH WILSON

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

E 94531

IDENTIF. REFERENCE

OCT 16 1 49 PM '78

FELIX Z. ZANDER, REGISTER
DAVIDSON COUNTY, TENN.

ATTORNEY OF TITLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Faith Wilson (NAME)	Same (NAME)	71-8
427 Edwin Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	297
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

COPAS & HAMILTON, Attorneys
P. O. Box 830
Lebanon, TN 37087

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 12,300.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Oct. 1978

Notary Public

MY COMMISSION EXPIRES: Jan 19 1982

(AFFIX SEAL)