Please return to:

GEO. L. WADDEY & SON, P.A.
204 Stahlman Building
Nashville, Tennessee 37201

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

Margaret B. Reynolds Roberts etvir

W. C. Roberts

TO

Donald C. Orr and wife
Eve Loser Orr

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

BOOK 5375 PAGE 91

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald C. Orr (NAME)	Donald C. Orr (NAME)	130-10-6
1001 Belle Meade Boulevard (STREET ADDRESS OR ROUTE NUMBER)	1001 Belle Meade Boulevard (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 14 1 59 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F.05.1.90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 205,000.00 Lillian C. Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 19 78.

Grace W. Gibbs
Notary Public

MY COMMISSION EXPIRES: 12/5/[illegible]

(AFFIX SEAL)

NOTARY PUBLIC GEORGE COUNTY, TENN. DAVIDSON

FOR AND IN CONSIDERATION OF the sum of Two Hundred Five Thousand and No/100 ($205,000.00) DOLLARS

of which $ 60,000.00 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 their one note of even date herewith in the original principal amount of $145,000.00, payable to the order of Margaret B. Reynolds Roberts and husband, W. C. Roberts in Semi-annual installments as follows: On the 10th day of January, 1980, the sum of $7,250.00, and on the 1st day of July, 1980, the sum of $7,250.00, and thereafter a like sum on the 10th day of each succeeding January and the 1st day of each succeeding July, with the entire principal balance to become due and payable on the 10th day of January, 1989. The unpaid principal bears interest at the rate of 9% per annum, and is to become due and payable on the 31st day of December of each year, with the first payment to interest to become due and payable on the 31st day of December, 1978, all in accordance with the terms and conditions as set out in said note.

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, Margaret B. Reynolds Roberts and husband, W. C. Roberts

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

Donald C. Orr and wife, Eve Loser Orr

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

TRACT NO. 1:
Land in Davidson County, Tennessee, being part of Lot 1, Block "E" & "F", of Bellemeade Subdivision No. 2, as of record in Book 421, page 68, Register's Office for said County, and being the lot marked W. L. Nichols on the Plan of the Highlands of Belle Meade, as of record in Book 547, page 180, said Register's Office, and described according to a survey made March 10, 1964, by Hal R. Swann Jr., Surveyor, as follows:

BEGINNING at the southwest corner of Belle Meade Boulevard and West Tyne Drive; thence along the westerly margin of Belle Meade Boulevard, southerly 478.5 feet to the southeast corner of Nichol lot; thence westerly 200 feet; thence northeasterly 460 feet to the southerly margin of West Tyne Drive; thence along the southwesterly margin of said Drive, southeasterly 200 feet to the point of beginning.

TRACT NO. 2:
Land in Davidson County, Tennessee, being a strip of land off of the easterly side of Lot No. 1 on the Plan of the Highlands of Bellemeade, of record in Book 547, page 180, Register's Office for said County, which Lot No. 1 was conveyed to Joanne Hampton Callis by deed from M. N. Young, Trustee, of record in Book 1537, page 495, said Register's Office, and described as follows:

BEGINNING at the present common corner of the lands of said Dudley Bransford and wife, Genevieve E.Bransford, and the said Joanne Hampton Callis in the southerly margin of Lochin Lane, formerly West Tyne Drive, said point being also the northeast corner of said Lot 1 and being 200 feet westerly from the southwest intersection of Lochin Lane and Bellemeade Boulevard; running thence southerly with the westerly line of the Bransford property 460 feet, more or less, to a point which is the southeast corner of Lot 1, being also the common corner of Bransford and Callis properties; thence westerly with the southerly line of Lot 1, 50 feet to a point; thence northerly 450.3 feet, more or less, to an iron pin in the south margin of Lochin Lane; thence with the margin of said Lane, easterly 25 feet to the beginning.

Being part of the same property conveyed to Margaret B. Reynolds, by deed from Gilbert Harold and wife, Margaret H. Harold, of record in Book 3647, page 4, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1001 Belle Meade Boulevard, Nashville, Tennessee.

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 L. C. Ingram 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 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 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 7th day of December 19 78.

Donald C. Orr — Margaret B. Reynolds Roberts

Eve Loser Orr — W. C. Roberts

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 Margaret B. Reynolds Roberts and husband, W. C. Roberts; and Donald C. Orr and wife, Eve Loser Orr the bargainor...S, 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 7th day of December, 19 78

George W. Pickett, Notary Public.

Commission expires Dec. 5, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

DEC 14 78 CONV 90,000.00
DEC 14 78 CONV 90,000.00 } 205,000.00
DEC 14 78 CONV 25,000.00
DEC 14 78 MORT'G 90,000.00
DEC 14 78 MORT'G 55,000.00 } 145,000.00
DEC 14 78 S'TAX 8* 533.00
DEC 14 78 S'TAX 8* 143.00
DEC 14 78 FEE 8* .50
DEC 14 78 W/DEED 8* 6.00 * 682.50

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 ...