This instrument prepared by: MacFARLAND, COPAS & HAMILTON, Attorneys at Law, 129 Cherry Street, Lebanon, Tennessee 37087

INSTALLMENT DEED

BOOK 5400 PAGE 493

For and in Consideration of the sum of Seventy Thousand and no/100 ---------- Dollars, of which Fifteen Thousand and no/100 ---------- Dollars, has been paid in cash by Kenneth C. Leonard and wife, Sarah H. Leonard, the receipt of which is hereby acknowledged, and for the remainder Fifty Five Thousand and no/100 ---------- Dollars, the said Kenneth C. Leonard and wife, Sarah H. Leonard have executed their one Installment Note of even date herewith in the principal sum of Fifty Five Thousand and no/100 ($55,000.00) Dollars, with interest at the rate of ten per cent (10%) per annum, payable to the order of Jeffie W. Carr and wife, Betty Sue Carr, in 180 monthly installments of Five Hundred Ninety One and 04/100 ($591.04) each, the first payment due one month from date of note, with each installment including both principal and interest at the aforementioned rate and subject to the provisions and conditions as contained in said note,

The Sellers & Buyers agree that this Installment Deed is not Assumable without the Sellers approval. There will be a pre-payment penalty if paid off within 60 months, penalty being 10% interest through the five years.

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, JEFFIE W. CARR and wife, BETTY SUE CARR,

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have this day bargained and sold, and do hereby transfer and convey unto the said KENNETH C. LEONARD and wife, SARAH H. LEONARD, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lots Nos. 4 and 5 on the Plan of Section 2, of Rawls Tract Subdivision, of record in Book 1424, Page 84, Register's Office for Davidson County, as follows:

BEGINNING on the east margin of Jones Avenue at the corner of Lots Nos. 3 and 4; thence north with the Avenue, 131.8 feet to an iron pin; thence with a curve, northeasterly 30.2 feet to an iron pin in the south margin of Trinity Lane; thence east with the Lane 121.8 feet to the corner of Lots Nos. 5 and 6; thence south with the line between Lots Nos. 5, 6, 6A and 4, 155 feet to the corner of Lots Nos. 3 and 4; thence west with the line of these lots, 150 feet to the beginning.

BEING the same property conveyed to Jeffie W. Carr and wife, Betty Sue Carr, by deed from D. E. Rawls and wife, Alice M. Rawls, dated January 1, 1970, and recorded in Book 4390, Page 778, in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 1907 and 1909 Jones Avenue Nashville, TN
(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 Kenneth C. Leonard and wife, Sarah H. Leonard, 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 said real estate to said Kenneth C. Leonard and wife, Sarah H. Leonard, 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 Kenneth C. Leonard and wife, Sarah H. Leonard

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.

We, the said Kenneth C. Leonard and wife, Sarah H. Leonard,

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.

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 Kenneth C. Leonard and wife, Sarah H. Leonard, 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; If 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 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 Kenneth C. Leonard and wife, Sarah H. Leonard, their 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 Jeffie W. Carr and wife, Betty Sue Carr, and Kenneth C. Leonard and wife, Sarah H. Leonard, hereunto set our hands at Nashville, Tennessee, this the 1st day of March 1979

Jeffie W. Carr

Betty Sue Carr

Kenneth C. Leonard

Sarah H. Leonard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffie W. Carr and wife, Betty Sue Carr,

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 day of March 1, 1979

Commission Expires July 18, 1982

C. Clifton Hall, Notary Public.

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth C. Leonard and wife, Sarah H. Leonard

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 day of March 1, 1979

Commission Expires July 18, 1982

C. Clifton Hall, Notary Public.

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 .....

243.50- CHECK (over for additional acknowledgements)

F. I. 6 4 4 8

INSTALLMENT DEED

FROM
JEFFIE W. CARR ET UX

TO
KENNETH C. LEONARD ET UX

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

IDENTIF. REFERENCE

MAR 2 11 58 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FOLLETT CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth C. Leonard (NAME)	Same Address (NAME)	71-8-327
1907 Jones Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	71-8 328 aE
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 70,000.00 Kenneth C. Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 1979

Notary Public

MY COMMISSION EXPIRES July 18 1982

(AFFIX SEAL)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5400 PAGE 497

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			70000.00-	CAMT.
			55000.00-	MAMT.
			182.00	CSTAX
			53.00	MSTAX
			.50	PRFEE
			8.00	WDEED
			CHECK	243.50-
6121A03/02/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 6448

IDENTIF. REFERENCE

MAR 2 11 58 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 667823