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This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
Leah Hannah (Mrs. J. L.) Evans

TO Gerald L. Bixenman and wife,
Doris L. Bixenman

For draftsman's use

This instrument prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald L. Bixenman (NAME)	Same (NAME)	64-0-10
BOX 391 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book No. 4D26949
OLD HICKORY TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
MAR 22 2 08 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 52,570.00 Gerald L. Bixenman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF March 1979.

Notary Public

MY COMMISSION EXPIRES: 10/17/82
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Fifty-Two Thousand Five Hundred Seventy and no/100 ($52,570.00) DOLLARS of which $ 15,245.00 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 a promissory note of even date in the original principal amount of $37,325.00 bearing interest at the rate of 8% per annum, the terms of which are incorporated herein by reference as fully as if copied verbatim,

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,

Leah Hannah (Mrs. J. L.) Evans, a widow

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

Gerald L. Bixenman and wife, Doris Bixenman

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

Being a tract of land located on the westerly margin of General Kershaw Drive and described according to a survey of James H. Ziegler, dated February 28, 1979 as follows:

Beginning at a point in the westerly margin of General Kershaw Drive, said point being northerly 3133.89 feet from the northwesterly margin of Saundersville Road; thence N 88° 24' West 1113.89 feet to a point in a fence line and the easterly margin of a Private Drive; thence along the margin of same, N 0° 33' East 545.45 feet to a point; thence leaving said Private Drive S 89° 51' East 561.85 feet to a point in the Davidson County-Wilson County Line; thence along said Davidson County-Wilson County Line, N 72° 18' East 547.85 feet to a point; thence continuing along said Davidson County-Wilson County Line S 58° 39' East 37.27 feet to a point; thence continuing along said Davidson County-Wilson County Line S 46° 10' West 64.24 feet to a point; thence continuing along said Davidson County-Wilson County Line S 3° 06' East 578.83 feet to a point; thence continuing along said Davidson County-Wilson County Line S 4° 12' East, 100.09 feet to the point of beginning and contining 15.02 acres more or less. See attached Exhibit A.

is unimproved (X) is improved ( ) property, known as General Kershaw Drive, Nashville, Davidson County, Tenn.
(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 Warren H. Wild 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 $ -0- 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 20 day of March 19 79

Gerald L. Bixenman

Doris G. Bixenman

Leah Hannah (Mrs. J. L.) Evans by Dr. Robert H. Magruder, Attorney-in-Fact in Bk. 5082, p. 489, R.O.D.C.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, WARREN H. WILD, JR. ~~Gerald L. Bixenman and Wife~~, a Notary Public in and for said County and State, the within named GERALD L. BIXENMAN & WIFE, DORIS G. BIXENMAN 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 Tenn, Tennessee, this 22 day of March 19 79

Notary Public.

Commission expires 10/17/82

RECORDER'S MEMO:
Legibility of writing, typing or printing unsatisfactory in this Document when received.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 20 day of March, 1979, before me personally appeared Dr. Robert H. Magruder, attorney-in-fact for Leah Hannah (Mrs. J. L.) Evans, to me known to be the person who executed the foregoing instrument in behalf of Leah Hannah (Mrs. J. L.) Evans, and acknowledged that he executed the same as the free act and deed of said Leah Hannah (Mrs. J. L.) Evans.

Notary Public

My Commission Expires DEC. 10, 1979

My Commission Expires: _____

EXHIBIT A

579 03/21 173.36- CHECK

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Being part of the same property conveyed to Mrs. M. C. Hannah and Mrs. J. L. Evans by deed from William W. Cunningham and wife, of record in Book 896, page 255, Register's Office for Davidson County, Tennessee, the said Mrs. M. C. Hannah having since died leaving her interest in said property to Mrs. J. L. Evans by Will of Record in Will Book 92, page 158, Probate Court, for said County, Mrs. M. C. Hannah and Birdie Evans Hannah being the same person and Mrs. J. L. Evans, Leah Hannah Evans, Anna Leah Hannah Evans and Anna Leah H. Evans being the same person.

Subject to 1979 taxes which have been prorated and assumed by Grantees.

Grantor agrees agree to provide city water within one year from the date hereof and Grantor expressly retains and Grantees expressly grant to Grantor whatever easement Grantor shall require to meet her obligation to provide city water.

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

BOOK 5409 PAGE 20

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
			52570.00-	CAMT.
			37325.00-	MAMT.
			136.76	CSTAX
			35.30	MSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 178.56-
0579A	03/22/79			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. L. 9 8 8 9 7.

IDENTIF. REFERENCE

MAR 22 2 08 PM '79

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

No. 672122