INSTALLMENT DEED

For and in Consideration of the sum of TEN THOUSAND AND NO/100----------
----------($10,000.00)----------Dollars,
of which FIVE HUNDRED AND NO/100----------($500.00)----------Dollars,
has been paid in cash by James E. Crouch and Owen L. Crouch
the receipt of which is hereby acknowledged, and for the remainder NINE THOUSAND FIVE HUNDRED AND NO/100----------($9,500.00)----------Dollars,
the said James E. Crouch and Owen L. Crouch ha ve
executed one note of even date in the principal sum of $9,500.00 payable to the order of Lucille Clark Hardaway in one installment due on or before six months from date with interest at the rate of 10% per annum,

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, I, Lucille Clark Hardaway, a widow
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have this day bargained and sold, and do hereby transfer and convey unto the said James E.
Crouch and Owen L. Crouch, their heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in the 15th, formerly the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of Lot #6 on the Plan of W. A. and R. R. Maxey Subdivision, of record in Book 21, page 79, R.O.D.C., and described according to a copy of a survey thereof by Harvey Gee, Surveyor, March 23, 1957 as follows;
BEGINNING at an iron pin in the east margin of Rock City Ave., which pin is 279.8 ft. south from the south margin of Litton Ave., being the southwest corner of the James Woods' lot; thence with the margin of Rock City Ave., south 2° west 165 feet to an iron pin and an old planted stone, being Samuel Cartwrights' northwest corner; thence with Cartwright's north line, south 88° east 264 ft. to an iron pin in a branch; thence north 2° east 165 ft. to an iron pin; thence along James Woods' south line, north 88° west 264 ft. to the point of beginning, containing one acre, more or less.
INCLUDED in the above description, but EXCLUDED therefrom, is that part of said property conveyed to John Etta Grizzard and husband, Virgil Grizzard by deed from John Overby and wife, Lola Overby, of record in Book 2809, page 222, R.O.D.C., Tennessee.
BEING the same property conveyed to L. O. Hardaway by deed from Betty Lavergne Hooper of record in Book 4622, page 540, Register's Office for Davidson County, Tennessee, the said L. O. Hardaway having since died, and devised part of said property to Lucille Clark Hardaway by will of record in Will Book 118, page 268, Probate Court for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1519-1521-1523 Rock City Street, 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 James E. Crouch and Owen L. Crouch, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said James E. Crouch and Owen L. Crouch, 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 in hand paid, _____, the said James E. Crouch and Owen L. Crouch

do hereby transfer and convey unto Raymond H. Darrow, 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 James E. Crouch and, Owen L. Crouch

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 $ 9,500.00 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 James E. Crouch and, Owen L. Crouch 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 us, or our 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 Raymond H. Darrow, 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 Lucille Clark Hardaway and James E. Crouch and, Owen L. Crouch hereunto set our hands at Nashville, Tennessee, this the 21 day of Mar. 1979

Lucille Clark Hardaway

James E. Crouch

Owen L Crouch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, R. C. Cox, a Notary Public in and for said County and State, the within named Lucille Clark Hardaway, and, James E. Crouch and, Owen L. Crouch

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 21st. day of March, 1979

R C Cox, Notary Public.

Commission Expires Nov. 13, 1979

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)

INSTALLMENT DEED

FROM

Lucille Clark Hardaway

TO

James E. Crouch et al

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.

F-20205

IDENTIFICATION

MAR 26 10 09 AM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Crouch et al (NAME)	SAME (NAME)	15-D-13750
1713- Electric Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	/ 072-11-0
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	31700

THIS INSTRUMENT WAS PREPARED BY

David C. Rutherford
RUTHERFORD, CROCKETT & GUENTHER
306 Nashville Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 10,000.00 James E. Crouch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st. DAY OF March 1979

Notary Public

MY COMMISSION EXPIRES: Nov. 13, 1979

(AFFIX SEAL)

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

BOOK 5409 PAGE 782

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
			10000.00- CO	
			9500.00- MO	
			26.00 CO TX	
			7.50 MO TX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK	42.00-
0982A03/26/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-202205

IDENTIF. REFERENCE

MAR 26 10 09 AM '79

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TENN.

No. 672501