File 13 of 21

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

LINDA POTTER PRIDEMORE, now

LINDA POTTER BASS

TO

W. C. ALLEN and wife, IRENE N. ALLEN

For draftsman's use

BOOK 5417 PAGE 24

This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. C. Allen et ux (NAME)	Same (NAME)	21-Par 284 TK
207 Cumberland Parkway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	284, 291, 293, 293, 294, 297, 298, 299, 300, 81 TK
Goodlettsville, Tenn 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

APR 6 11 33 AM '79

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

F 226333

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$96,000.00 W C Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 79

Notary Public,

MY COMMISSION EXPIRES: 2-4-82

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

FOR AND IN CONSIDERATION OF the sum of Ninety-Six Thousand and No/100 ($96,000.00) **DOLLARS**

of which $ 26,000.00 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 note of even date in the amount of $70,000.00 payable to Grantor as therein specified. Reference is herein made to said note for the provisions concerning release rights of Grantees;

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,

Linda Potter Pridemore, now Linda Potter Bass,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto W. C. Allen and wife, Irene N. Allen,

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

(See attached sheet for description.)

Robert A. Bass hereby joins in this instrument for the purpose of conveying any of his rights in said property, if any, which he has by virtue of his being the husband of Linda Potter Bass.

04/06 324.10- CHECK

This is ( ) unimproved ( ) improved property, known as ---------- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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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 event 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 grantors herein do hereby transfer and convey unto Hunter Short 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 grantors, 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 amt 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 herein, 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 4th day of April 19 79.

Robert A. Bass — W. C. Allen.

Linda Potter Bass — Irene N Allen

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 Linda Potter Bass, Robert A. Bass, W. C. Allen and Irene N. Allen

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 4th day of April, 19 79.

Theresa Mitchell Notary Public

Commission expires Feb 4, 1980

THERESA MITCHELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

DESCRIPTION

Land in Davidson County, Tennessee, being Lots Nos. 4, 11, 12, 13, 14, 17, 18, 19, 20 and part of a section marked "Reserved for Future Development" of Morgan Estates, Section Two, as of record in Book 5200, page 26, Register's Office for said County. Said Plat is herein referred to for the description as to said Lots Nos. 4, 11, 12, 13, 14, 17, 18, 19 and 20.

Said part of said reserved parcel is described as being that parcel marked "Reserved for Future Development" on the Plat of said subdivision as recorded in Book 5200, page 26, said Register's Office, less that portion of said parcel which was conveyed to H. R. Potter and wife, Sallie C. Potter, by deed of record in Book _____, page _____, said Register's Office; said parcel conveyed to said H. R. Potter et ux is described as follows:

BEGINNING at a concrete monument located in the northeast corner of Morgan Estates, Section One, as of record in Book 5190, page 55, Register's Office for said County; thence South 88° 37' 01" East 626.06 feet to an iron pin in the northeast corner of Lot 7 of Morgan Estates, Section Two; thence South 79° 12' 09" West 95.23 feet to a concrete monument; thence South 1° 07' 02" West 110.77 feet to a concrete monument; thence North 86° 45' 14" West 285.40 feet to a concrete monument; thence North 1° 04' 33" East 70.00 feet to a concrete monument; thence North 76° 31' 50" West 252.74 feet to the point of beginning, said tract containing 1.01 acres, more or less.

BEING part of the same property conveyed to Linda Potter Pridemore, now Linda Potter Bass, by deed from Ben M. Pridemore of record in Book 5185, page 831, said Register's Office.

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

BOOK 5417 PAGE 27

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
			96000.00-	CO
			70000.00-	MO
			249.60	CO TX
			68.00	MO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 324.10-
			4126A04/06/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 22633

IDENTIF. REFERENCE T

APR 6 11 34 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 675542