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

INSTALLMENT DEED BOOK 5434 PAGE 323

For and in Consideration of the sum of Twenty Two Thousand and no/100 ($22,000.00) ---------- Dollars, of which Two Thousand and no/100 ($2,000.00) ---------- Dollars, has been paid in cash by William E. Sanford the receipt of which is hereby acknowledged, and for the remainder Twenty Thousand and no/100 ($20,000.00) ---------- Dollars, the said William E. Sanford has executed his Installment Deed Note of even date herewith in the principal sum of $20,000, with interest thereon at the rate of 10% per annum, payable to the order of Annie Lee Parsley, in 120 monthly installments as follows: In 119 monthly installments in the sum of $200 each, commencing on the 10th day of June, 1979, and the final monthly installment being in the sum of the unpaid principal plus interest; being subject to the provisions and conditions as contained therein,

~~all of said notes bearing six per cent interest~~ 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, ANNIE LEE BAKER (now ANNIE LEE PARSLEY),

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM E. SANFORD, a single person, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 23 on the Map of Terra View Subdivision, as revised, of record in Book 1424, Page 4, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of Wade Circle East and runs back 202.5 feet on the northerly line and 200 feet on the southerly line, to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Annie Lee Baker by deed from William P. Hunter and wife, Norma Jean Hunter, dated July 13, 1948, recorded in Book 1632, Page 99, in the Register's Office for Davidson County, Tennessee.

In that the grantor subsequently married after the prior conveyance of the above property, the said Annie Lee Baker and the said Annie Lee Parsley are one and the same person.

This is unimproved ( ) improved (X) property, known as 628 Wade Circle Goodlettsville, TN 37072
(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 William E. Sanford, his 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, my heirs and representatives, to warrant and forever defend the title to said real estate to said William E. Sanford, his 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 me in hand paid, I, the said WILLIAM E. SANFORD, a single person,

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.

I, the said William E. Sanford,

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.

I 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 I 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 I, the said William E. Sanford, 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 I 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 I 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. I 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. I 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 William E. Sanford, his 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 Annie Lee Baker (now Annie Lee Presley) and William E. Sanford hereunto set our hands at Nashville, Tennessee, this the 4th day of May 1979

Annie Lee Parsley
ANNIE LEE BAKER (now ANNIE LEE PARSLEY)

William E. Sanford
WILLIAM E. SANFORD

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Sanford and Annie Lee Baker (now Annie Lee Parsley)

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 May, 1979

C. Stan Hall
Notary Public

Commission Expires July 18-1982

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 _____

BOOK 5434 PAGE 326

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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)

2104 [illegible] CHECK

F 28862

INSTALLMENT DEED

FROM
ANNIE LEE BAKER

TO
WILLIAM E. SANFORD

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

MAY 11 10 27 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM E. SANFORD (NAME)	WILLIAM E. SANFORD (NAME)	26-10
628 Wade Circle (STREET ADDRESS OR ROUTE NUMBER)	115 Gatora Ct. (STREET ADDRESS)	11
Goodlettsville, Tenn. 37072 (CITY) (STATE) (ZIP)	Hendersonville, Tenn. 37075 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
MacFARLAND, COPAS & HAMILTON
Attorneys at Law
129 Cherry Street
Lebanon, TN 37087

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,000.00 [illegible] Affiant

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

[illegible] Notary Public

MY COMMISSION EXPIRES [illegible]

(AFFIX SEAL)

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

BOOK 5434 PAGE 327

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
			22000.00- CO	
			20000.00- MO	
			57.20 CO TX	
			18.00 MO TX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK	83.70-
2104A05/11/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 288621

IDENTIF. REFERENCE

MAY 11 10 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 683264