INSTALLMENT DEED

For and in Consideration of the sum of Fortytwo Thousand and 00/100---------- ----------($42,000.00) Dollars, of which Eight Thousand Four Hundred and 00/100----------($8,400.00) Dollars, has been paid in cash by James L. Riggs, herein after named as grantee, the receipt of which is hereby acknowledged, and for the remainder the grantee agrees to pay an indebtedness of Thirtythree Thousand SixHundred ($33,600.00) Dollars, the said grantee ---------- has executed their promissory note of even date herewith, payable to the order of Harold Huggins, in monthly installments as follows: on or before the first day of July, 1979; the sum of Three Hundred Five and 42/100 Dollars ($305.42) and thereafter alike amount on or before the first day of each succeeding month for a total of 300 installments. Then the last installment for the sum of Three Hundred Five and 42/100 Dollars ($305.42) being due and payable on or before the first day of June, 2004. The installments include interest at the rate of ten per centum (10%) per annum.

If said grantee sells said property in the period between June 11, 1979 thru June 10, 1984, the holder of this installment deed must approve the new buyers credit.

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, Harold Huggins ----------

have this day bargained and sold, and do hereby transfer and convey unto the said grantee, single ---------- and his ---------- heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map showing Hillmont Subdivision, as of record in Book 1424, page 37, Register's Office for said County.

SAID Lot No. 21 fronts 135.9 feet on the east side of Hillmont Drive and runs back between lines 152.1 feet on the north line and 165.3 feet on the south line, to a dead line in the rear, on which it measures 75 feet.

BEING the same property conveyed to Harold Huggins, be deed from Harold Huggins, Gwendolyn Puckett, Harold L. Huggins and Ellen Huggins as officers, directors, and shareholders of Harold Huggins Insurance Agency, Inc., a Tennessee Corporation, which was dissolved on August 2, 1977, acting pursuant to the Plan of Distribution requiring conveyance of all real property to Harold Huggins, of record in Book 5199, page 406, Register's Office for Davidson County, Tennessee.

Juanita R. Huggins joins in this conveyance for the purpose of conveying all her rights and title in said property, namely her marital rights.

This is unimproved ( ) improved (X) property, know as 1702-04 Hillmont Drive; Nashville, TN 37215
(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 Harold Huggins and my 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 grantee and 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 grantee

do hereby transfer and convey unto Alfred T. Adams, Jr., 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 grantee 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 $33,600.00 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.

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 grantee 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; 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 the said grantee 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 Alfred T. Adams, Jr., 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 Harold Huggins and Juanita R. Huggins and James L. Riggs hereunto set our hands at Nashville, Tennessee, this the 11th day of June 1979

Harold Huggins and wife, Juanita R Huggins

James L. Riggs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Huggins and Juanita R. Huggins and James L. Riggs

the bargainor S., 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 11th day of June, 19 79

Commission Expires June 9, 1980

_____, Notary Public.

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 }

BOOK 5449 PAGE 10

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 Harold Huggins

TO James L. Riggs

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

F-34201

IDENTIF. REFERENCE

JUN 13 8 34 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TOLLEY CO NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Riggs (NAME)	SAME (NAME)	Map 117-15
1702 Hillmont Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 31
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
and Return To:
Joel Riggs & Company
2319 Crestmoor Road
Nashville, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,000.00

James L. Riggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 1979

Joel Riggs
Notary Public

MY COMMISSION EXPIRES: June 9, 1980

(AFFIX SEAL)

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

BOOK 5449 PAGE 11

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
			42000.00-	CO
			33600.00-	MO
			109.20	CO TX
			31.60	MO TX
			.50	PRFEE
			8.00	WDEED
				CHECK 149.30-
				8997A06/13/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-34201

IDENTIF. REFERENCE

JUN 13 8 34 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 689939