Prepared by: Wilkins, Adam & Spicer
401 Union Street
Nashville, Tn. 37219

FORM 1003

INSTALLMENT DEED

BOOK 5477 PAGE 826

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee Qualls (NAME:)	Same (NAME:)	Map 83-14
1907 Holly Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 20
Nashville, TN. 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	23W 6550

FOR AND IN CONSIDERATION OF the sum of Fifteen Thousand and 00/100---------- ----------DOLLARS

of which $ -0- 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 secured and made certain the payment of a promissory note of even date herewith executed by the grantors and payable to the grantees in the principal sum of Fifteen Thousand and 00/100------- ($15,000.00) due August 17, 1979.

Robert Lee Qualls joins in the conveyance of the below described property for the purpose of creating a re-conveyance to himself and his wife as to his one-fourth undivided interest in and to subject property to create a tenancy by the entirety.

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,

BESSIE QUALLS TOMLIN, DOROTHY QUALLS UNGER and THELMA QUALLS JONES our three-fourths undivided interest

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto ROBERT LEE QUALLS and wife, LUTIE C. QUALLS

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

LAND in Davidson County, Tennessee, being Lot No. 21 on the plan of Richardson Place, of record in Book 547, page 135, Register's Office for said County.

SAID Lot No. 21 fronts 60.0 feet on the northerly margin of Holly Street and extends back between parallel lines 172.0 feet to a dead line.

BEING the same property conveyed to Colonel E. Qualls and wife, Izora Qualls by deed from Robert L. Qualls and wife, Lutie C. Qualls of record in Book 1449, page 584, said Register's Office. The said Izora Qualls died, and the said Colonel E. Qualls subsequently died leaving as his only heirs at law and sole surviving devisees Robert Lee Qualls, Bessie Qualls Tomlin, Dorothy Qualls Unger and Thelma Qualls Jones.

Grantors herein do not warrant against any claim by reason of any unpaid estate or inheritance taxes.
This instrument is executed on behalf of Thelma Qualls Jones, who is one and the same as Thelma Ruth Jones, by Mary Frances Hinkle as her Attorney in Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

The grantors herein warrant and covenant each for herself and not for each other.

This is unimproved ( ) improved (X) property, known as 1907 Holly Street (House Number) (Street) P. O. Address: Nashville, TN. 37206 (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 Wilkins, Adams & Spicer, Attorneys, 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 $15,000.00 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 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 6th day of August 19 79.

Bessie Qualls Tomlin
Bessie Qualls Tomlin

Dorothy Qualls Unger
Dorothy Qualls Unger

Thelma Qualls Jones

BY: Mary Frances Hinkle
Mary Frances Hinkle, Attorney in Fact

Robert Lee Qualls
Robert Lee Qualls, as grantor and grantee

Lutie C. Qualls
Lutie C. Qualls

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 Bessie Qualls Tomlin, Dorothy Qualls Unger, Robert Lee Qualls, Lutie C. Qualls 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 this 6th day of August 1979.

Commission Expires 9-8-79

Patricia L. Green
Notary Public.

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 Mary Frances Hinkle with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Thelma Qualls Jones as her Attorney in Fact as the free act and deed of the within named Thelma Qualls Jones.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of August, 1979.

Patricia L. Green
Notary Public

My commission expires:
9-8-79

FILED
AUG 7 8 23 AM '79
FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F. 4 4 5 1 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 6th day of August 1979.

Affiant

Patricia L. Green
Notary Public

My commission expires: 9-8-79
(Affix Seal)

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

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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
			150[illegible].00-	CO
			150[illegible].00-	MO
			39.00	CO TX
			13.00	MO TX
			.50	PRFE[illegible]
			6.00	MDE[illegible]
			CHECK	58.50-
			2028A08/07/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 4 5 1.3

T
IDENTIF. REFERENCE

AUG 7 8 23 AM '79

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

No. 702594