Returns. Warranty Use. Ser.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
RICHARD C. WALLACE ET UX (NAME)	Same (NAME)	Map 133 - 15
4009 Woodmont Blvd (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par 112
Nashville Tenn 37205 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

INSTALLMENT DEED

BOOK 5481 PAGE 541

FOR AND IN CONSIDERATION OF the sum of ----Fifteen Thousand and no/100-----

DOLLARS

of which $ 3,000.00 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 a promissory note of even date herewith, for the principal sum of $12,000.00 and interest thereon; payable to the order of Commerce Union Bank, Executor of the Estate of Hardin H. Conn, in six (6) semi-annually payments of $2,000.00 each, the first installment being due February 10, 1980 and the last installment, if not sooner paid, being due the same day of August 1982.

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, BINKLEY,
ARCHER AND SUMMERS ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

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.

Commerce Union Bank, Executor of the Estate of Hardin H. Conn, Deceased

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Richard C. Wallace and wife, Susan T. Wallace, a one-fourth undivided interest

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

Being a 2.94, more or less, acre tract of land lying in the 1st Civil District of Davidson County, Tennessee, said tract further described as being the F. C. Wallace and others property as of record in Book 4951, page 313, Register's Office for Davidson County, Tennessee.

See attached for complete legal description.

This is improved [X]
unimproved [ ] property known as

(House Number) (Street) (P. O. Address) (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 Thomas D. Gupton 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 $ 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:

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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 10th day of August 19 79

Commerce Union Bank, Executor
Estate of Hardin H. Conn
by: M. Kirk Scobey, Jr. - Senior Vice Pres.
Attest: Nancy Little

Richard C. Wallace
Richard C. Wallace
Susan T. Wallace
Susan T. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Richard C. Wallace
Affiant

Subscribed and sworn to before me, this the 10 day of August 19 79

My commission expires NOV 12, 1980 (Affix Seal)

Thomas D. Gupton
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 Richard C. Wallace and wife, Susan T. Wallace the bargainor 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, TN this 10th day of August 19 79

Commission Expires Nov 12, 1980

Thomas D. Gupton
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Callie S. Cherry a Notary Public of the State and County aforesaid, personally appeared M. Kirk Scobey, Jr. & D. Nancy Little with whom I am personally acquainted, and who, upon oath, acknowledged that he/she/themselves to be Senior Vice Presidents of the Commerce Union Bank, the within named bargainor, a corporation, and that they as such Senior Vice Presidents being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by he/she/themselves as Senior Vice Presidents

Witness my hand and seal, at office in Nashville, Tennessee this 10th day of August 19 79

Commission Expires 7-18-82

Callie S. Cherry
Notary Public

This instrument was prepared by:

Name Address

INSTALLMENT DEED

FROM
RICHARD C. WALLACE ET UX

TO
THOMAS D. GUPTON, TRUSTEE

FOR
COMMERCE UNION BANK as Executor for the Estate of Hardin H. Conn-Deceased

F 45992

IDENTIF. REFERENCE

AUG 14 10 02 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 41

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
314 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2990

FORM NO 1005-TENNESSEE 8-1-75

Being a 2.94, more or less, acre tract of land lying in the 1st Civil District of Davidson County, Tennessee, said tract further described as being the F. C. Wallace and others property as of record in Book 4951, page 313, Register's Office for Davidson County, Tennessee.

Beginning at a point lying on the northerly margin of Welshwood Drive, said point further described as lying 226.78, more or less, feet west of the return point of Nolensville Road and point further described as being the southwest corner of Lot No. 2 on the Plan of Welshwood Park, Section 3, as of record in Book 4350, page 8, Register's Office Davidson County, Tennessee; thence running with the said margin of Welshwood Drive south 76 degrees 01 minutes 30 seconds west a distance of 89.98 feet to the beginning of a curve; thence around a curve having a radius of 456.56 feet, to the right a distance of 61.52 feet to the southeast corner of Lot No. 5 on the Plan of Welshwood Park, Section VI, as of record in Book 4470, page 177, Register's Office Davidson County, Tennessee; thence leaving said margin of Welshwood Drive and running with the easterly line of said Lot No. 5 north 16 degrees 47 minutes west a distance of 268.7 feet to the beginning of a curve; thence around said curve, having a radius of 2855.8 feet to the left a distance of 315.97 feet to a point lying on the southerly line of the Mary Hicks Proctor property thence leaving the said line of Lot No. 5 and running with the southerly line of Mary Hicks Proctor north 68 degrees 33 minutes 30 seconds east a distance of 400.13 feet to the westerly margin of Nolensville Road; thence leaving the said line of Mary Hicks Proctor and running with the said westerly margin of Nolensville Road in a southeastern direction around a curve, having a radius of 3255.80 feet to the right a distance of 50 feet to the northeast corner of Lot No. 11 on the Plan of Welshwood Park, Section II, as of record in Book 4715, page 55, Register's Office Davidson County, Tennessee; thence leaving the said margin of Nolensville Pike and running with the northerly line of said Lot No. 11 south 73 degrees 13 minutes west a distance of 150 feet to the northwest corner of said Lot No. 11; thence running with the westerly line of said Lot No. 11 south 21 degrees 10 minutes 03 seconds east a distance of 98.37 feet to the southwest corner of Lot No. 11; running with the southerly line of said Lot No. 11 north 73 degrees 13 minutes east a distance of 0.20, more or less, feet to the northwest corner of Lot No. 7 on the Plan of Welshwood Park, Section 8, as of record in Book 4595, page 130, Register's Office Davidson County, Tennessee; thence running with the westerly line of said Lot No. 7, south 19 degrees 25 minutes 34 seconds east a distance of 99.99, more or less, feet to a point lying on the northerly line of Lot No. 6 on the Plan of Welshwood Park, Section 7, as of record in Book 4595, page 77, Register's Office Davidson County, Tennessee; thence running with the said northerly line of Lot No. 6 south 73 degrees 13 minutes west a distance of 49.39 feet to the northwest corner of said Lot No. 6; thence running with the said westerly line of Lot No. 6, south 17 degrees 03 minutes 46 seconds east a distance of 149.99, more or less, feet to the southwest corner of said Lot No. 6; thence south 73 degrees 13 minutes west a distance of 38.65 feet to a point; thence south 13 degrees 58 minutes 30 seconds east a distance of 229.97 feet to the point of beginning, containing 2.94, more or less, acres.

Being the same property conveyed to Jerry M. Turrentine, F. Compton Wallace, Joe D. Williams and Hardin Conn, Jr. by deed from William O. Lee, Trustee, of record in Book 4476, page 653, said Register's Office. The said Hardin Conn having since died.

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

RECEIVED OF _____

FOR _____

BOOK 5481 PAGE 544

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
			15000.00- CO	
			12000.00- MO	
			39.00 CO TX	
			10.00 MO TX	
			.50 PRFE_	
			9.00 WDE_D	
			CHECK	58.50-
3674A08/14/79			BAL	.0_

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 45992

IDENTIF. REFERENCE

AUG 14 10 02 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 704388