This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

Charles Taylor Austin and
wife, Juanita Hoffman Austin

TO

Daniel Wayne Little and wife,
Barbara Dowden Little

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Samuel B. Schlanger
Attorney at Law
1906 South Street
Nashville, Tennessee 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Wayne Little (NAME)	Same (NAME)	Map: 119-10
2900 Tuggle Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel: 229
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F 469951

IDENTIF. REFERENCE

AUG 17 2 37 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Charles Taylor Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 1979

[signature]
Notary Public

MY COMMISSION EXPIRES: 8/2/80

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF ~~the sum of~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX ~~DOLLARS of which $~~ XXXXXXXXXX ~~has been paid in cash by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees~~ the execution by Grantees of their one (1) promissory note payable to Grantors in the principal sum of Sixty Thousand ($60,000.00) Dollars providing for interest at the rate of five (5%) percent per annum with monthly payments of Three Hundred Fifty and 70/100 ($350.70) Dollars, the first payment beginning on October 1, 1979,

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 expresaly retained on the land herein conveyed,

Charles Taylor Austin and wife Juanita Hoffman Austin

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

Daniel Wayne Little and wife, Barbara Dowden Little

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Tuggle Heights Subdivision, as of record in Book 1130, page 90, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Tuggle Avenue at the corner of Lots Nos. 2 and 4; thence along said Avenue, northwardly 54.44 feet to the beginning of a curve; thence around said curve in a northeasterly direction 32 feet to the southerly margin of Thompson Lane; thence along said Lane, eastwardly 136.7 feet; thence southwardly 73.6 feet to the corner of Lots Nos. 2 and 4; thence with the line between said lots, westwardly 157.2 feet to the beginning.

Being the same property devised to Charles Taylor Austin by wills of Hazel Lorena Austin and Taylor E. Austin as of record in Will Book 120, page 53, and Will Book 120, page 55, respectively, Probate Court of Davidson County, Tennessee. Further being the same property conveyed by Charles Taylor Austin to Juanita Hoffman Austin to create a tenancy by the entirety, said deed of record in Book 5251, page 458, Register's Office for Davidson County, Tennessee.

Grantees assume and agree to pay all 1979 real property taxes.
This conveyance is subject to all easements and restrictive covenants of record in said Register's Office.

This is unimproved ( ) / improved (X) property, known as 2900 Tuggle Ave., Nashville, TN 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Grantees agree to furnish Grantors evidence of insurance provided for herein and also proof of payment of real property taxes each year.

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 seised 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 Samuel B. Schlanger **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 $** 50,000.00 **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 17th **day of** August, 19 79

Charles Taylor Austin — Daniel Wayne Little

Juanita Hoffman Austin — Barbara Dowden Little

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** Charles Taylor Austin, Juanita Hoffman Austin, Daniel Wayne Little, and Barbara Dowden Little **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 17th day of August, 19 79.

Janie Hodges, Notary Public.

NOTARY PUBLIC DAVIDSON TENN.

Commission expires 8/2/80.

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 .

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

BOOK 5484 PAGE 193

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00-	CO
			60000.00-	MO
			156.00	CO TX
			58.00	MO TX
			.50	PRFEE
			6.00	MDEED
			CHECK	220.50-
			5193A08/17/79 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-46951

IDENTIF. REFERENCE

AUG 17 2 37 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705674