ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
R. THOMAS PATTEN (NAME)	Same as New Owner (NAME)	Map 131-16
Mansion Court (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 19
Brentwood, Tennessee 37027 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

80 C 132.30 CH&K

INSTALLMENT DEED

BOOK 5490 PAGE 846

FOR AND IN CONSIDERATION OF the sum of ----------$40,500.00----------

FORTY THOUSAND FIVE HUNDRED AND no/100----------DOLLARS

of which $ 20,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his one promissory note of even date herewith in the principal amount of $20,000.00, payable to the Grantors herein six months from date, with interest at the rate of 8 per cent per annum,

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.

We, HARRY E. GRAY, JR. and MARION GRAY RYAN, devisees under the will of Harry E. Gray, deceased.

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

R. THOMAS PATTEN AND WIFE, PATSY S. PATTEN

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

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to the 1979 Metro Tax which is assumed and will be paid by the Grantors herein.

This is improved (X) unimproved ( ) property known as 1145 Brookwood Lane (House Number) (Street) Nashville, Tennessee 37220 (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 convenant 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 T. S. Wrenne 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 $ 20,000.00 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 28th day of August 1979

Harry E. Gray Jr.
HARRY E. GRAY, JR.

R. Thomas Patten
R. THOMAS PATTEN

Marion Gray Ryan
MARION GRAY RYAN

Patsy S. Patten
PATSY S. PATTEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 40,500.00

R. Thomas Patten
Affiant

Subscribed and sworn to before me, this the 28th day of August, 19 79

My commission expires Sept. 25, 1983 (Affix Seal)

Angela M. Cartwright
Notary Public

ANGELA M. CARTWRIGHT NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named HARRY E. GRAY Jr. the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 27th day of August 19 79

Commission Expires 12-13-81

Virginia B. Gentry
Notary Public

VIRGINIA B. GENTRY NOTARY PUBLIC RUTHERFORD CO. TENN.

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARION GRAY RYAN, R. THOMAS PATTEN and PATSY S. PATTEN, 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, on this the 28th day of August, 1979.

Angela M. Cartwright
Notary Public

ANGELA M. CARTWRIGHT NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:

September 25, 1983

This instrument was prepared by:

Briley & Wrenne, Attys. P. O. Box 2645 Nashville, Tennessee 37219
Name Address

INSTALLMENT DEED

FROM HARRY E. GRAY, JR. & Marion Gray Ryan

TO R. Thomas Patten

F: 49226

IDENTIF. REFERENCE

AUG 30 10 45 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO. 1005—HESSEY 8-1-75

EXHIBIT "A"

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 10 of Block "A" on the Map of Gateway Acres, as of record in Book 974, page 73, Register's Office for said County, described as follows:

Beginning on the northerly margin of Brookwood Lane at the corner of Lots Nos. 10 and 11; thence with the line between said two lots North 7° 48' east 235.9 feet to the common corner of Lots Nos. 10, 11, 14 and 15; thence with the line between lots Nos. 10 and 15, westwardly 250.5 feet to the common corner of Lots Nos. 9, 10, 15 and 16; thence with the line between lots Nos. 9 and 10 south 6° 37' east 240.1 feet to the northerly margin of Brookwood Lane; thence with said Lane eastwardly 190.7 feet to the beginning, containing 1.19 acres, more or less.

Being the same property conveyed to Harry E. Gray, Sr. by deed from Harry E. Gray, Jr., and wife, Mary E. Gray of record in Book 4733, page 140, Register's Office for Davidson County, Tennessee. The said Harry E. Gray, Sr. having since died and property being vested in Harry E. Gray, Jr. and Marion Gray Ryan, devisees under the will of Harry E. Gray, Sr., deceased, of record in Will Book 107, page 595, County Court for Davidson County, Tennessee.

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

BOOK 5490 PAGE 849

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
			40500.00-	CO
			20000.00-	MO
			105.30	CO TX
			18.00	MO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	132.80-
8099A	08/30/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 49226

IDENTIF. REFERENCE

Aug 30 10 45 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708491