INSTALLMENT DEED

For and in Consideration of the sum of Ten and No/100 ($10.00)

Dollars,

and other good and valuable consideration paid by Joel T. Riggs,

the receipt of which is hereby acknowledged, and ~~for the remainder~~ in consideration of

~~Dollars,~~

~~Note~~

a promissory note by Joel T. Riggs to my order in the sum of $108,000.00, payable in monthly installments in fifteen (15) years at 11% per annum beginning December 1, 1979, which note provides

~~of said note bearing six per cent interest from date and providing~~ for payment of attorney's fees, and to secure the payment of ~~said note, principal and interest, and attorney fees,~~ which a lien is expressly retained on the land herein conveyed, I, Alf Adams, Jr.,

have this day bargained and sold, and do hereby transfer and convey unto the said Joel T. Riggs, his heirs and assigns, my undivided one-half interest as tenant in common in certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 13 of Block A, on the Map of Hillsboro View's Development Company's Subdivision, of record in Book 974, pages 64 and 65, Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the northerly side of Henry (now Crestmoor) Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Joel T. Riggs and Alf Adams, Jr., by deed from Gerald E. Sheridan and wife, Catherine B. Sheridan, of record in Book 4670, page 885, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 2319 Crestmoor 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 Joel T. Riggs, his of said interest in 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., except for a Deed of Trust in Book 4331, page 188, R.O.D.C., and 1979 taxes. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Joel T. Riggs 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 Joel T. Riggs

do hereby transfer and convey unto Wm. Ritchie Pigue, 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 Joel T. Riggs 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 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 Joel T. Riggs 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 Joel T. Riggs his 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 Wm. Ritchie Pigue, 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 Alf Adams, Jr. and Joel T. Riggs hereunto set our hands at Nashville, Tennessee, this the 1st day of November, 1979.

Alf Adams, Jr.

Joel T. 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 Alf Adams, 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 Nashville, Tennessee, this 1st day of NOVEMBER, 1979

Commission Expires JANUARY 15, 1983 — Notary Public.

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the UNDERSIGNED, a Notary Public in and for said County and State, the within named Joel T. Riggs

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 Nashville, Tennessee this 1st day of NOVEMBER, 1979

Commission Expires January 15, 1983 — Notary Public.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5524 PAGE 728

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
Alf Adams, Jr.

TO
Joel T. Riggs

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RETURN TO:
Joel Riggs & Co.
2319 Crestmoor Road
Nashville, TN 37215

F. 61439
F 61438

IDENTIF. REFERENCE

Nov 5 9 28 AM '79

DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel T. Riggs (NAME)	Same (NAME)	Map 117-10
2319 Crestmoor Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 87
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA38580

THIS INSTRUMENT WAS PREPARED BY

Wm. Rithie Pigue, Atty.
300 James Robertson Parkway
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 162,500.00

Affiant

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME, THIS THE 1st DAY OF November 1979

Notary Public

MY COMMISSION EXPIRES: January 15, 1983

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5524 PAGE 729

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16250[illegible].00- CO	
			10800[illegible].00- MO	
			42[illegible].50 CO TX	
			106.00 MO TX	
			.50 PRFEE	
			12.00 RDEED	
			CHECK 541.5 -	
			3293A11/05/79 SAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.61438

IDENTIF. REFERENCE

Nov 5 9 28 AM '79

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

No. 723250